



Confidential Inspection Report

Property Address:
123 Main St
Richmond, VA 23236

PREPARED EXCLUSIVELY FOR:
John Maxwell



Inspector Name
State License: 3380001234 NRS Exp 1-31-2024
Burgess Inspections
530C Southlake Blvd
N. Chesterfield, VA 23236
(804) 794-1423

Tuesday, August 30, 2022
John Maxwell
123 Main St
Richmond, VA 23236

Dear John Maxwell,

We have enclosed the report for the property inspection we conducted for you on Tuesday, August 30, 2022 at:

123 Main St
Richmond, VA 23236

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

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.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector Name
Burgess Inspections



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INTRODUCTORY NOTES

INSPECTION DATE
08-30-22

START TIME
12:30PM

END TIME
2:30PM

SQUARE FOOTAGE
1392

YEAR BUILT
1989

AGE
33 year(s)

TEMPERATURE
• 80s to 90s

WEATHER
• Sunny

RAIN IN THE LAST 3 DAYS
No

ORIENTATION

4: We will describe the locations of this property, left or right, as though viewing it from the front door.

ROOF COMPONENTS

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

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

Composition Shingle

ROOF COVERING

- 3-Tab fiberglass

VIEWED FROM

- Walked roof

AGE

- 10 - 15 years

SKY LIGHT(S)

- None

CHIMNEY

- N/A

SHINGLE ROOF COVERING



8: Cracked/damaged shingles at the right gable end of the roof.- \$200-300

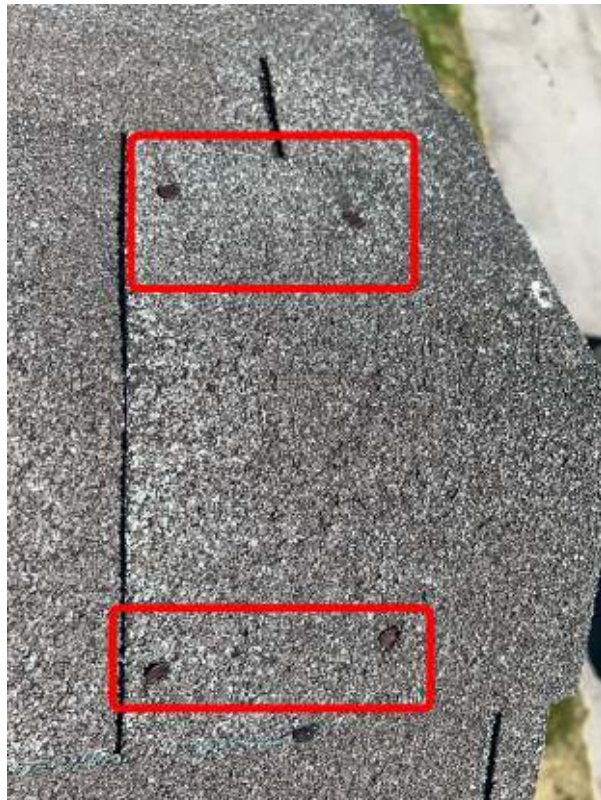


9: The roof over the addition where ridge and rear wall meet is installed/flashed improperly. There are areas that are allowing water intrusion to occur.- \$300-500





10: Exposed nail pops at several ridge caps.- \$100-300



FLASHINGS (READILY VISIBLE)

11: The flashing around the rear plumbing stack is loose and allowing water intrusion into the attic.-
\$200-300



ROOF PENETRATIONS

12: See flashing section

EXTERIOR

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

-- If a deck was present: It is beyond the scope of this inspection to determine if there are footings under the deck support posts.

-- If a deck or porch with support posts was present: Accessible support posts were probed for rot. None was noted but it is beyond the scope of this inspection to determine if any exists.

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

SIDING MATERIAL

- Vinyl

EAVES/SOFFITS/FASCIAS

- PVC/Vinyl & Metal

EXTERIOR ENTRY DOORS

- Metal

APPURTENANCE

- Porch

DRIVEWAY

- Gravel

PORCH/STOOP

- Wood

DECK/PORCH RAILINGS

- Wood

GUTTERS/DOWNSPOUTS

- Aluminum

WALL CLADDING, FLASHING AND TRIM

16: An open hole noted in the block wall at the rear of the home that needs to be sealed to avoid animal intrusion.- \$100



EAVES, SOFFITS AND FASCIA

17: Inspected

GUTTERS & DOWNSPOUTS

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

19: Recommend draining gutters 4 - 5 feet from the foundation.

20: The downspout at the back left corner of the house need an elbow extension installed to divert the water away from the foundation.- \$100



21: The gutters were full of debris and need to be cleaned.- \$100



EXTERIOR DOORS

22: The back door threshold is loose. Also, the flooring below appeared to have minor rot.- \$200-300



PORCH, DECK, PATIO

23: The front and rear stairs had an open riser, creating openings under each step. The openings exceeded the 4-inch space rule. The maximum space allowed will not let a 4-inch object pass through the area.- \$200



24: The back deck top rails were warped and loose.- \$100-300



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

25: Inspected

EXHAUST VENT (S)

26: Inspected

CRAWLSPACE VENTS

27: Inspected

WINDOWS

28: Inspected

DETACHED GARAGE/DETACHED SHED



30: The front left corner of the garage has been damaged. The garage door frame has been compromised along with the front left wall.- \$800-1500





31: Recommend cutting back tree limbs hanging over and on the detached garage roof.



32: Missing downspout at the back right corner of the detached garage. Also, the gutter is pulling away from the fascia at the right front corner of the garage.- \$200



KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

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

RANGE TOP

- Glass Top

RANGE POWER SOURCE

- Electric

RANGE HOOD

- Re-Circulate

COUNTERTOP

- 34:** • Laminate

DRYER POWER SOURCE

- 220 Electric

DRYER VENT

- Flexible Metal

RANGES/OVENS/COOKTOPS

36: All of the heat elements and the oven element were turned on. 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.

37: At the time of the inspection there were no cracks noted on the range top.



RANGE HOOD

38: Inspected

REFRIGERATOR

39: The refrigerator/freezer was working fine at the time of the inspection.

WASHER - APPLIANCE ONLY

40: 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. No other settings were tested.

41: As a recommended upgrade, use braided stainless steel hoses to hook the washer up.

DRYER - APPLIANCE ONLY

42: The dryer duct is terminated inside the wall cavity and needs to terminate to the exterior.- \$200



43: The dryer was turned on and tested. The dryer smelled like a belt was burning during operation.- \$300-500

COUNTERS, CABINETS AND HARDWARE

44: Inspected

INTERIOR ROOMS AND HALLWAYS

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

Please note the following items regarding the interior rooms and hallways:

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

-- A representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls were inspected.

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

SMOKE DETECTORS

- Present

CARBON MONOXIDE DETECTORS

- Present

TYPE OF FIREPLACE

- None

CEILING MATERIALS

- Gypsum Board (Drywall)

WALL MATERIAL

- Gypsum Board (Drywall)

FLOOR COVERINGS

- Carpet
- Linoleum

INTERIOR DOORS

- 47: • Thermal/Insulated
- Double-hung
- Tilt feature

WALLS

- 48: Inspected

WINDOWS

49: Failed thermal seal in the left front room window upper sash.- \$350-500



FLOORS

50: Inspected

DOORS (READILY ACCESSIBLE)

51: Inspected

CEILINGS

52: Water stains noted on the addition ceiling. These stains appear to be from the leaking occurring in the attic where the roof is installed improperly mentioned in the roof section.



PRESENCE OF SMOKE DETECTORS

53: Inspected

BATHROOM AND COMPONENTS

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

The bathrooms in the home were inspected and reported on with the below 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.

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

EXHAUST FANS

54: Fan with light

55: None-The bathroom has a window

EXHAUST FAN

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

57: The exhaust fan light was not working at the time of inspection.(possible bulb out)- \$100



COUNTERS, CABINETS AND HARDWARE

58: Inspected

PLUMBING SYSTEM

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

Please note the following items regarding the plumbing:

-- Functional Drainage: Only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known and unknown drain problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" with a sewer scope prior to closing. Burgess Inspections does offer this service for an additional fee.

-- All commodes were flushed several times and water was ran throughout the home. After flushing, the home was inspected very closely for signs of water leaks at the end of the inspection.

-- The type of waste system or the condition of the underground pipe between the home and the system could not be determined.

The plumbing in the home was inspected and reported on with the below 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.

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

WATER SOURCE

- Private

WATER SUPPLY

- Polybutylene (flexible light blue pipe)

WATER DISTRIBUTION

- Copper
- PEX
- Polybutylene

PLUMBING WASTE

- PVC

WASTE DISPOSAL

- PRIVATE

MAIN WASTE-LINE CLEANOUT

- Crawlspace

WATER HEATER POWER SOURCE

- Electric

WATER HEATER CAPACITY

- 50 Gallon

WATER HEATER LOCATION

- Washer Dryer Room

WATER HEATER AGE

- 9 years

WATER HEATER LIFE EXPECTANCY

12 - 15 Years

FUEL PIPING MATERIAL

- None

MAIN FUEL SHUTOFF

- None

MAIN WATER SHUTOFF

- Crawlspace - Accessible at the Crawlspace Door

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

64: The hallway bathroom tub/shower drain is leaking visible in the crawl space.- \$300-500



PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

65: Most of the supply pipes for the house were plastic. It is beyond the scope of this inspection to determine what type of pipes you have. Some types have been know to prematurely fail. Polybutylene is one type that has a higher rate of failure than some others. If you have any questions or concerns about this, we recommend that you have them further evaluated by a qualified person.



66: The hallway bathroom tub/shower diverter is leaking and needs to be replaced.- \$200



67: The cold water valve to the washing machine is leaking.- \$200



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



DESCRIPTION OF MAIN WATER SHUT-OFF DEVICE

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



ELECTRICAL SYSTEM

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

The electrical system of the home was inspected and reported on with the below 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.

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

ELECTRICAL SERVICE CONDUCTORS

- Below ground

SERVICE ENTRANCE RACEWAY

- PVC conduit

PANEL TYPE

- Circuit breakers

ELECTRIC PANEL LOCATION

- Laundry Room

PANEL CAPACITY

- 200 AMP

GROUNDING METHOD

- Unable to determine

BRANCH WIRE 15 & 20 AMP

- Copper 3 Conductor

WIRING METHODS

- Non Metallic (NM) Cable

RECEPTACLES

- 3 Prong

GFCI

- Yes

ARC FAULT

- No

ALARM SYSTEM

- No

SERVICE ENTRANCE CONDUCTORS

74: Inspected

SERVICE AND GROUNDING EQUIPMENT

75: Inspected

BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

76: Open junction boxes in the crawl space that need covers installed.- \$100



CONNECTED DEVICES AND FIXTURES

77: Inspected

OPERATION OF GFCI

78: The GFCI in the master bathroom is not functioning properly.- \$100-200

ARC FAULT BREAKERS

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

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

80: The main electrical panel is located in the laundry room. Also, the panel cover is missing fasteners.



HEATING / CENTRAL AIR CONDITIONING

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

Please note the following items regarding the HVAC:

- It is recommended to service the HVAC system annually for the best efficiency and longevity.
- The size of the HVAC system is not determined whether it is correct for this home. There are many factors that go into this and it is beyond the scope of this inspection.
- The location of the thermostat is not commented on. Many times this is up to the individual that installed it or the current owner may have requested it.

The heating and cooling system of this home was inspected and reported on with the below 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 HVAC 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 obtained by a qualified person in this field. We will not be held responsible for inaccurate prices.

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

HEAT TYPE • Heat Pump Forced Air (with electric backup)	HEATING EQUIPMENT ENERGY SOURCE • Electric	NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD) • One
HEAT SYSTEM BRAND • YORK	DUCTWORK • Insulated	FILTER TYPE • Disposable
COOLING EQUIPMENT TYPE • Heat Pump Forced Air (also provides warm air)	COOLING EQUIPMENT ENERGY SOURCE • Electricity	CENTRAL AIR MANUFACTURER • YORK
NUMBER OF AC ONLY UNITS • None	AGE OF COOLING • 12 years	AGE OF HEAT • 12 years

LIFE EXPECTANCY OF AIR CONDITIONING

• 10 - 12 years (Heat Pump)

LIFE EXPECTANCY OF HEAT

• 10 - 12 years (Heat Pump)

HVAC CONTROLS

• Digital - HVAC

HEATING EQUIPMENT

86: The temperature was too hot to run the heat pump in the heating mode. There was a slight chance this can damage the compressor. With a heat pump the same components run if it is in cool or hot mode so normally if it works in one mode it will work in the other mode.

HVAC CONDENSER UNIT (S)

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



NORMAL OPERATING CONTROLS - HEAT/COOL

88: Inspected

HEAT/COOLING SOURCE IN EACH ROOM

89: Inspected

COOLING AND AIR HANDLER EQUIPMENT

90: The heat pump was cooling adequately at the time of inspection. The filter was dirty and needs to be replaced.



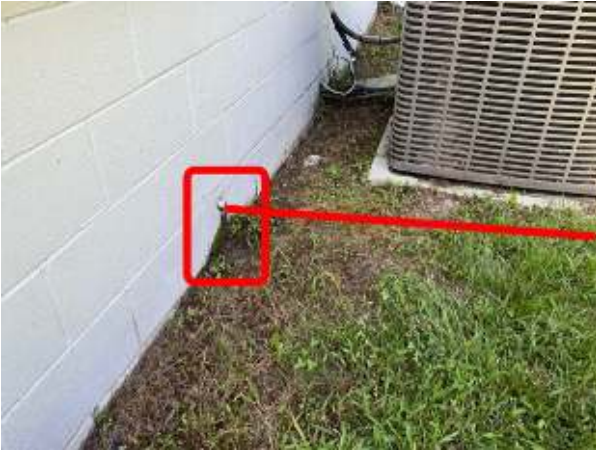


91: The outside unit was sitting in-level.- \$200



DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

92: Recommend extending the condensation drain line further away from the foundation.



93: The indoor unit coils are dirty and need to be cleaned. Also, the cover to the air handler is losing air and needs to be sealed properly. - \$200-300



ATTIC COMPONENTS

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

It is beyond the scope of this inspection to determine if there is proper ventilation for the attic.

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

ATTIC INSULATION

- Fiberglass - Batt
- Fiberglass Loose - Fill

VENTILATION

- Soffit Vents
- Gable vents

ROOF STRUCTURE

- Stick-built
- Plywood/OSB

ROOF-TYPE

- Gable

ATTIC INFO

- Scuttle hole

METHOD USED TO OBSERVE ATTIC

- Walked

ROOF STRUCTURE AND ATTIC



97: Minor rot to a rafter in the attic underneath the area where the roof is improperly installed over the addition.- \$200-300



INSULATION

98: Inspected

VENTILATION OF ROOF/ATTIC

99: Inspected

STRUCTURAL & CRAWLSPACE COMPONENTS

Burgess Inspections follows Virginia Department of Professional and Occupational Regulation (DPOR) Standards of Practice. Please follow the link below for further information.

[DPOR Standards of Practice](#)

Please note the following items regarding the structural & crawlspace components:

-- All crawl spaces have microbial growth to some degree. People are affected by microbial growth differently, depending on a persons immune system. If you have any concerns, Burgess Inspections offers a Mold & Indoor Air Quality Assessment.

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

Crawlspace

FOUNDATION TYPE

- Crawlspace

FOUNDATION MATERIALS

- Masonry Block

OBSERVATION METHOD

- Crawled

FLOOR STRUCTURE

- Wood Joists

WALL STRUCTURE

- Wood

CEILING STRUCTURE

- Wood

INTERIOR STAIRS

- block pier

COLUMNS OR PIERS

- Batts

CRAWLSPACE VENTILATION

- Automatic Vents

VAPOR BARRIER

- Present

CRAWLSPACES

104: In the crawl space, there was a higher than normal level of fungi on the joists and ground. The insulation was feathered/hanging which is a sign of moisture. The vapor barrier was missing in many areas especially around the foundation walls. The ground was damp in these areas.- \$1000-2000







FOUNDATION/COLUMNS/PIERS

105: Inspected

FLOORS (STRUCTURAL)

106: There were a few floor joists in the crawl space around the front porch area that have rot. Water stains noted in this area from possible water intrusion occurring around the porch area.- \$500-800



107: An area of floor sheathing is rotted due to the leak from the hallway bathroom shower drain.- \$200-300



WALLS (STRUCTURAL)

108: Inspected

INSULATION UNDER FLOOR SYSTEM

109: [See crawl space section](#)

VENTILATION OF CRAWLSPACE (INCLUDING APPLIANCES)

110: The foundation vents are the automatic type. They should close in the winter and open in the warmer months. Sometimes they will get stuck in one position or the other. These should be monitored for proper operation

VAPOR BARRIER IN CRAWLSPACE

111: [See crawl space section](#)

EXECUTIVE SUMMARY

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

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.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

ROOF COMPONENTS - Composition Shingle

SHINGLE ROOF COVERING

s-8: Cracked/damaged shingles at the right gable end of the roof.- \$200-300

s-9: The roof over the addition where the ridge and rear wall meet is installed/flashed improperly. There are areas that are allowing water intrusion to occur.- \$300-500

s-10: Exposed nail pops at several ridge caps.- \$100-300

FLASHINGS (READILY VISIBLE)

s-11: The flashing around the rear plumbing stack is loose and allowing water intrusion into the attic.- \$200-300

EXTERIOR

WALL CLADDING, FLASHING AND TRIM

s-16: An open hole noted in the block wall at the rear of the home that needs to be sealed to avoid animal intrusion.- \$100

GUTTERS & DOWNSPOUTS

s-20: The downspout at the back left corner of the house need an elbow extension installed to divert the water away from the foundation.- \$100

s-21: The gutters were full of debris and need to be cleaned.- \$100

EXTERIOR DOORS

s-22: The back door threshold is loose. Also, the flooring below appeared to have minor rot.- \$200-300

PORCH, DECK, PATIO

s-23: The front and rear stairs had an open riser, creating openings under each step. The openings exceeded the 4-inch space rule. The maximum space allowed will not let a 4-inch object pass through the area.- \$200

s-24: The back deck top rails were warped and loose.- \$100-300

DETACHED GARAGE/DETACHED SHED

s-30: The front left corner of the garage has been damaged. The garage door frame has been compromised along with the front left wall.- \$800-1500

s-32: Missing downspout at the back right corner of the detached garage. Also, the gutter is pulling away from the fascia at the right front corner of the garage.- \$200

KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

DRYER - APPLIANCE ONLY

s-42: The dryer duct is terminated inside the wall cavity and needs to terminate to the exterior.- \$200

s-43: The dryer was turned on and tested. The dryer smelled like a belt was burning during operation.- \$300-500

INTERIOR ROOMS AND HALLWAYS

WINDOWS

s-49: Failed thermal seal in the left front room window upper sash.- \$350-500

BATHROOM AND COMPONENTS

EXHAUST FAN

s-57: The exhaust fan light was not working at the time of inspection.(possible bulb out)- \$100

PLUMBING SYSTEM

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

s-64: The hallway bathroom tub/shower drain is leaking visible in the crawl space.- \$300-500

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

s-66: The hallway bathroom tub/shower diverter is leaking and needs to be replaced.- \$200

s-67: The cold water valve to the washing machine is leaking.- \$200

ELECTRICAL SYSTEM

BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

s-76: Open junction boxes in the crawl space that need covers installed.- \$100

OPERATION OF GFCI

s-78: The GFCI in the master bathroom is not functioning properly.- \$100-200

HEATING / CENTRAL AIR CONDITIONING

HVAC CONDENSER UNIT (S)

s-87: The foam sleeve on the suction line was missing/damaged in area(s) at the outside unit. Missing foam on suction line can cause energy loss and condensation.- \$100

COOLING AND AIR HANDLER EQUIPMENT

s-91: The outside unit was sitting in-level.- \$200

DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

s-93: The indoor unit coils are dirty and need to be cleaned. Also, the cover to the air handler is losing air and needs to be sealed properly.- \$200-300

ATTIC COMPONENTS

ROOF STRUCTURE AND ATTIC

s-97: Minor rot to a rafter in the attic underneath the area where the roof is improperly installed over the addition.- \$200-300

STRUCTURAL & CRAWLSPACE COMPONENTS - Crawlspace

CRAWLSPACES

s-104: In the crawl space, there was a higher than normal level of fungi on the joists and ground. The insulation was feathered/hanging which is a sign of moisture. The vapor barrier was missing in many areas especially around the foundation walls. The ground was damp in these areas.- \$1000-2000

FLOORS (STRUCTURAL)

s-106: There were a few floor joists in the crawl space around the front porch area that have rot. Water stains noted in this area from possible water intrusion occurring around the porch area.- \$500-800

s-107: An area of floor sheathing is rotted due to the leak from the hallway bathroom shower drain.- \$200-300

INSULATION UNDER FLOOR SYSTEM

s-109: See crawl space section

VAPOR BARRIER IN CRAWLSPACE

s-111: See crawl space section