



Five Point Inspection Report

LOCATED AT:
1 Lonely Number St
Richmond, VA 23225

PREPARED EXCLUSIVELY FOR:
Chuck Bartowski

INSPECTED ON:
Tuesday, July 8, 2025



Inspector Name

Burgess Inspections
530-C Southlake Blvd
N Chesterfield, VA 23236
8047941423

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INTRODUCTORY NOTES

INSPECTION DATE

7/8/2025

START TIME

12:30

END TIME

2:00

SQUARE FOOTAGE

{Square Footage}

YEAR BUILT

{Year Built}

AGE

{Age} year(s)

TEMPERATURE

70s to 80s

WEATHER

Sunny

RAIN IN THE LAST 3 DAYS

Yes

ORIENTATION

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

OLDER THAN 50 YEARS

5: 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.

ROOF COMPONENTS

Composition Shingle

ROOF COVERING

Architectural

VIEWED FROM

Drone

APPROXIMATE AGE

1 - 5 Years

SKY LIGHT(S)

None

CHIMNEY

Brick

SHINGLE ROOF COVERING

8: Roof covering was in good condition.



FLASHINGS (READILY VISIBLE)

9: The flashing that was exposed for inspection appeared to be in good condition. The flashing that was concealed (not visible) could not be inspected. 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.



ROOF PENETRATIONS

10: The plumbing vent pipe boots/seals were in good condition.



CHIMNEYS

11: Unable to view the entire flue. Recommend having the flue serviced and cleaned prior to first use.

12: The crown on the chimney was deteriorated and cracked. Have a qualified mason to repair chimney cap.

\$250 to \$350



13: The top of the chimney was open to the elements. It is recommended to install a chimney/rain cap to prevent debris, animals, and rain from entering the chimney.

PLUMBING SYSTEM

WATER SOURCE

Private

WATER SUPPLY

Polyethylene (flexible black pipe)

WATER DISTRIBUTION

CPVC and Copper

PLUMBING WASTE

Cast iron and Galvanized

WASTE DISPOSAL

Unknown

MAIN WASTE-LINE CLEANOUT

Crawlspace

WATER HEATER POWER SOURCE

Unknown

WATER HEATER CAPACITY

Not Visible

WATER HEATER LOCATION

Washer Dryer Room

WATER HEATER AGE

Unknown

WATER HEATER LIFE EXPECTANCY

12 - 15 Years

FUEL PIPING MATERIAL

None

MAIN FUEL SHUTOFF

None

MAIN WATER SHUTOFF

Pump House

EXHAUST FANS

Fan Only

TUB/SHOWER MATERIAL

Cast Iron

WATER FLOW

Satisfactory

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

20: The plumbing drain, waste, and vents systems were in good condition.



21: Part of the drain line was cast iron. Sometimes these can rust where in contact with the ground or in non-visible areas.



22: Galvanized pipes were noted on the drain system. These pipes can sometimes rust themselves shut. The pipes may drain properly at the time of the inspection but when you take possession they may not drain the same. That could be a result of additional load put on the drainage system or simply the pipes failed between the time of the inspection and when you took possession.



23: The cast iron drain lines were aged. There were blisters and wet spots around connections. Recommend having the cast iron drain lines evaluated by qualified professional and an estimate submitted for repair.





24: The hallway bathroom bathtub drain was slow or clogged.
\$75 to \$125



PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

25: The plumbing water supply, distribution systems, and fixtures were properly working.



26: Inspection of the well is beyond the scope of this inspection. The pump did appear to be functioning and water was available for the home. The estimated useful life of most well pumps is 15-20 years. The age of the current pump and equipment was unknown. If concerned, recommend having a qualified professional inspect the well and associated equipment.



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

27: The water heater was not able to be visually inspected. According to the homeowners it is located in a enclosed closet in the laundry room.

DESCRIPTION OF MAIN WATER SHUT-OFF DEVICE

28: The main water shut off was located outside near the well equipment.



ELECTRICAL SYSTEM

ELECTRICAL SERVICE CONDUCTORS

Overhead service

SERVICE ENTRANCE RACEWAY

Metal Conduit

PANEL TYPE

Circuit breakers

ELECTRIC PANEL LOCATION

Exterior

PANEL CAPACITY

200 AMP

GROUNDING METHOD

Ground Rod(s)

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

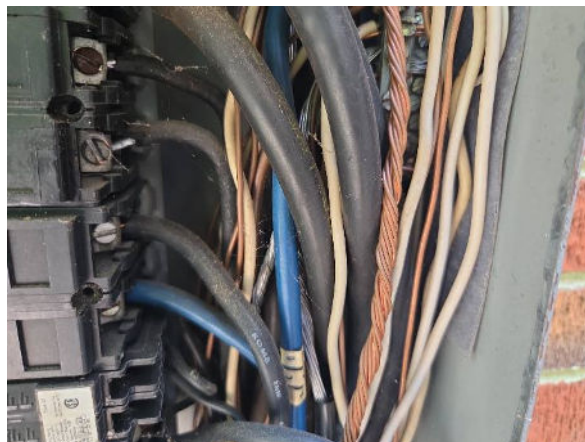
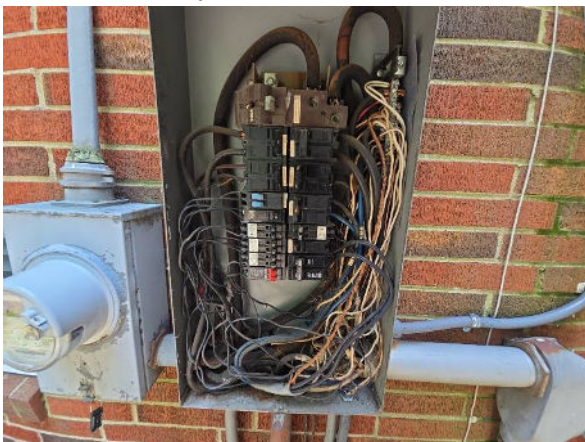
SERVICE ENTRANCE CONDUCTORS

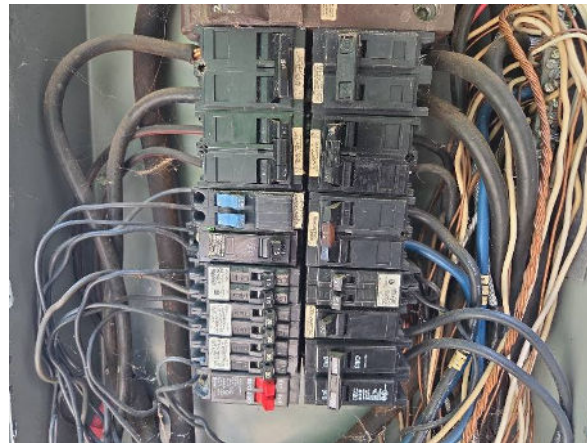
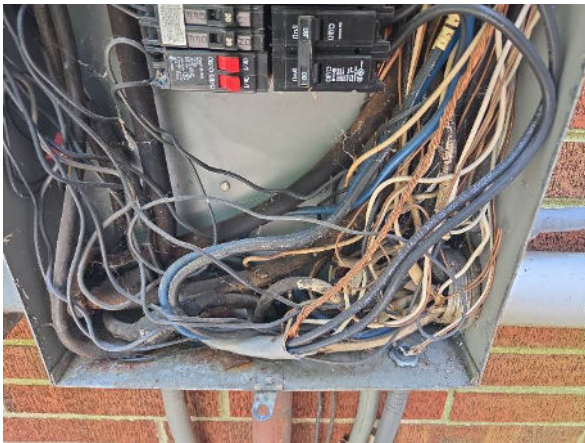
33: The service entrance conductors were in good condition.



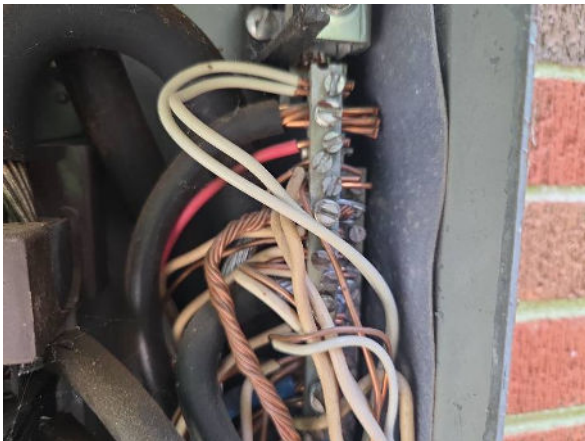
SERVICE AND GROUNDING EQUIPMENT

34: Reference pictures





35: There were multiple neutral wires in one terminal lug.
\$150 to \$250



BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

36: The branch circuit conductors and overcurrent devices were in good condition.

37: Electrical wire connections were not contained in a covered junction box.
\$125 to \$175



38: In the crawl space there was cloth wiring insulation that was damaged.
\$125 to \$175



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

39: The main electrical panel was located on the exterior of the home at the back/side of the home.

HEATING / CENTRAL AIR CONDITIONING

HEAT TYPE

Heat Pump Forced Air (with electric backup)

COOLING TYPE

Heat Pump Forced Air (also provides warm air)

ENERGY SOURCE

Electric

HEATING AGE

13 years

COOLING AGE

13 years

LIFE EXPECTANCY

10 - 12 years (Heat Pump)

HEATING BRAND

RHEEM

COOLING BRAND

RHEEM

NO. OF SYSTEMS

1

DUCTWORK

Insulated

FILTER TYPE

Disposable

HVAC CONTROLS

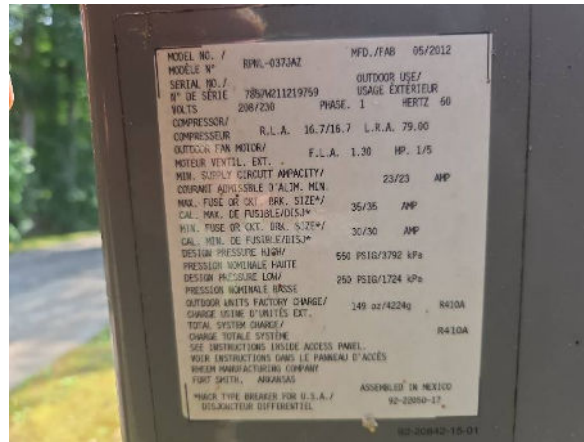
Digital - HVAC

HEAT PUMP

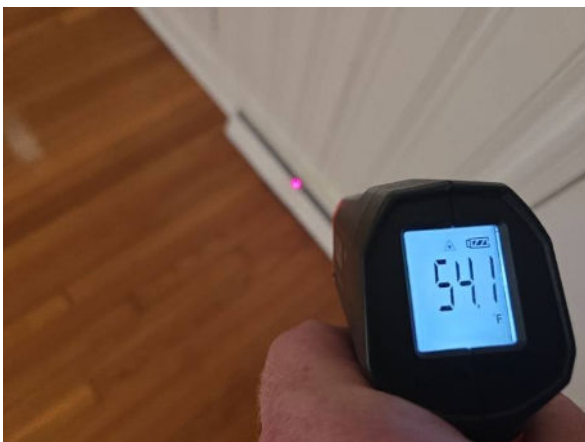
44: The heat pump system was operating but may be nearing the end of its useful life.



Condenser



Condenser data label



Supply air temperature



Return air temperature

MFG. DATE: FRQ:	RHEEM MANUFACTURING COMPANY FORT SMITH, ARKANSAS	ASSEMBLED IN MEXICO RECENT ATEX MODIQUE
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MODEL/MODELE#	RHLH-HM3617JA	SERIAL/EN SERIE#	W31217589
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VOLTS 208/240	PH/Hz 1 / 60	MOTOR HP/F.L.A. 12 / 17	MOTUR PS/C.F.A.
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ATTENTION: MARK HEATER KIT INSTALLED IN LEFT COLUMN/LA TROUSSE D'APPAREIL DE CHAUFFAGE DE MARQUE A INSTALLE DANS LA COLONNE GAUCHE

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48: There was a duct that was in contact with the ground surface of the crawl space.
\$150 to \$250



ATTIC COMPONENTS

ATTIC INSULATION

Fiberglass - Batt

VENTILATION

Ridge vents, Gable vents and
Soffit Vents

ROOF STRUCTURE

Plywood/OSB and Stick-built

ROOF-TYPE

Gable

ATTIC INFO

Scuttle hole

METHOD USED TO OBSERVE

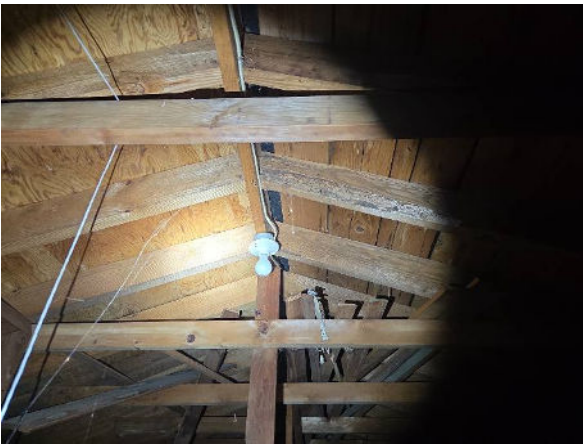
ATTIC

Walked

ROOF STRUCTURE AND ATTIC

51: The attic areas were in good condition.





INSULATION

52: Insulation has settled over time. Adding insulation in the attic will help with energy efficiency of the home



VENTILATION OF ROOF/ATTIC

53: Ventilation of the roof/attic was adequate at the time of inspection.

54: The bathroom exhaust vent was not connected in the attic.
\$75 to \$125



VENTILATION FANS AND THERMOSTATIC CONTROLS

55: Attic fan did not operate at the time of the inspection.

\$150 to \$250



STRUCTURAL & CRAWLSPACE COMPONENTS

Crawlspace

FOUNDATION TYPE

Crawlspace

FOUNDATION MATERIALS

Masonry Block

OBSERVATION METHOD

Crawled

FLOOR STRUCTURE

Wood Joists and Wood Beams

WALL STRUCTURE

Wood

CEILING STRUCTURE

Wood

INTERIOR STAIRS

None

COLUMNS OR PIERS

Block Pier

FLOOR SYSTEM INSULATION

Batts

CRAWLSPACE VENTILATION

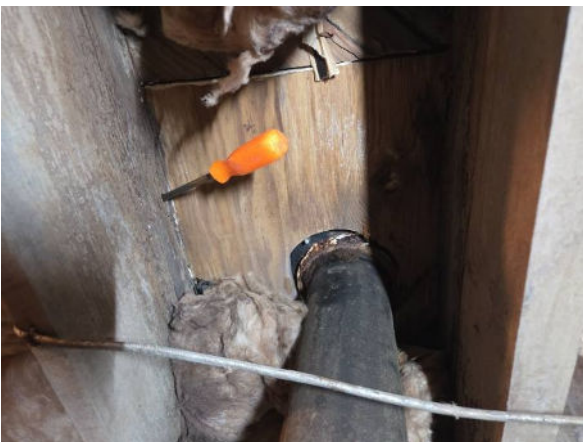
Ventless

VAPOR BARRIER

Present

CRAWLSPACES

60: In the crawlspace, there appeared to be elevated levels of microbial growth on joists and insulation. Have remediated and the cause corrected. Recommend having an actual estimate given by a licensed/qualified contractor in this field.





61: There were hairline cracks noted in the foundation. These appear to be from normal settlement. However, it is beyond the scope of this inspection to determine this. There was no displacement. If you have any concerns, it is recommended having them further evaluated by a licensed person in this field and corrected if needed.

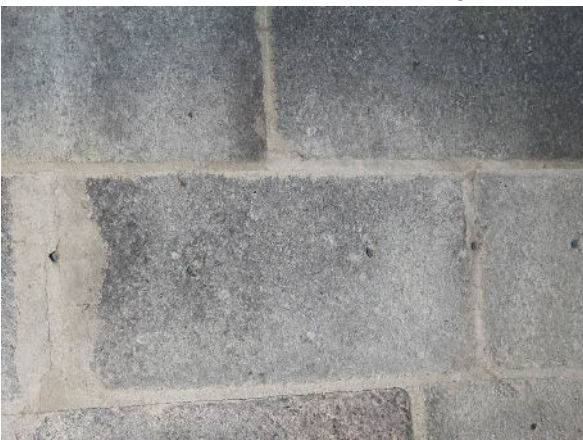




62: There were signs of termite activity in the crawlspace.
Have the home evaluated and treated for wood destroying insects.
\$150 to \$250



63: There were holes bored into the foundation block. These are signs of past termite treatment to the foundation. Recommend consulting with the owner for additional information.



64: In the crawl space near the front porch the sill plate had high moisture. Have the underlying cause of moisture intrusion identified and an estimate submitted for repair.



65: There was damage to the sill plate where the plumbing water lines and electrical entered the pump house.

\$250 to \$350



FOUNDATION/COLUMNS/PIERS

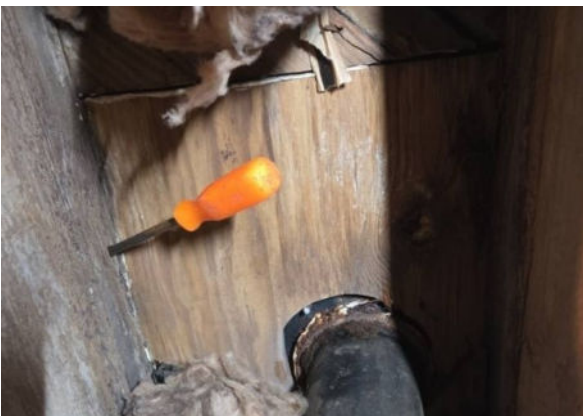
66: The foundation, columns, and piers present on the home were in good condition.

FLOORS (STRUCTURAL)

67: All subfloor/floor joists/girders/band boards could not be inspected on all sides. A general inspection of visible floor structure was conducted. Insulation was not pulled down unless it was a plumbing penetration or in areas where a stoop or deck was connected.



68: Some floor joist(s) and sheathing were deteriorated possibly from previous water leaks. These areas appeared too be dry at the time of inspection.



WALLS (STRUCTURAL)

69: The structural walls were in good condition.

INSULATION UNDER FLOOR SYSTEM

70: Insulation in the crawlspace was in good condition.

VENTILATION OF CRAWLSPACE (INCLUDING APPLIANCES)

71: Foundation vents have been sealed off



VAPOR BARRIER IN CRAWLSPACE

72: Vapor barrier in the crawlspace is complete and in good condition.

Executive Summary

This is a summary review of the inspector's 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.

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:

COMPOSITION SHINGLE ROOF COMPONENTS CHIMNEYS

s-12: The crown on the chimney was deteriorated and cracked. Have a qualified mason to repair chimney cap.

\$250 to \$350

PLUMBING SYSTEM PLUMBING DRAIN, WASTE AND VENT SYSTEMS

s-23: The cast iron drain lines were aged. There were blisters and wet spots around connections. Recommend having the cast iron drain lines evaluated by qualified professional and an estimate submitted for repair.

s-24: The hallway bathroom bathtub drain was slow or clogged.

\$75 to \$125

ELECTRICAL SYSTEM SERVICE AND GROUNDING EQUIPMENT

s-35: There were multiple neutral wires in one terminal lug.

\$150 to \$250

ELECTRICAL SYSTEM BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

s-37: Electrical wire connections were not contained in a covered junction box.

\$125 to \$175

s-38: In the crawl space there was cloth wiring insulation that was damaged.

\$125 to \$175

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

s-48: There was a duct that was in contact with the ground surface of the crawl space.

\$150 to \$250

ATTIC COMPONENTS VENTILATION OF ROOF/ATTIC

s-54: The bathroom exhaust vent was not connected in the attic.

\$75 to \$125

ATTIC COMPONENTS VENTILATION FANS AND THERMOSTATIC CONTROLS

s-55: Attic fan did not operate at the time of the inspection.
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CRAWLSPACE STRUCTURAL & CRAWLSPACE COMPONENTS CRAWLSPACES

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