



# Pre-Drywall Inspection Report

Property Address:  
9876 Richmond St  
Midlothian, VA 23113

PREPARED EXCLUSIVELY FOR:  
John Madden



Inspector Dan  
State License: 3380001234 NRS 12/20/2026  
Burgess Inspections  
530-C Southlake Blvd  
N Chesterfield, VA 23236  
(804) 794-1423

Tuesday, January 24, 2023  
John Madden  
9876 Richmond St  
Midlothian, VA 23113

Dear John Madden,

We have enclosed the report for the property inspection we conducted for you on Tuesday, January 24, 2023 at:

9876 Richmond St  
Midlothian, VA 23113

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 Dan  
Burgess Inspections

The logo for Burgess Inspections, Inc. features the word "Burgess" in a large, bold, serif font with a stylized house icon integrated into the letter "B". Below "Burgess" is the word "Inspections, Inc." in a smaller, bold, sans-serif font. The entire logo is underlined.

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## INTRODUCTORY NOTES

**INSPECTION DATE**

01-24-23

**START TIME**

9:00AM

**END TIME**

11:15AM

**SQUARE FOOTAGE**

2999

**YEAR BUILT**

2023

**AGE**

0 year(s)

**TEMPERATURE**

• 40s to 50s

**WEATHER**

• Sunny

**RAIN IN THE LAST 3 DAYS**

Yes

**ORIENTATION**

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

## 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.

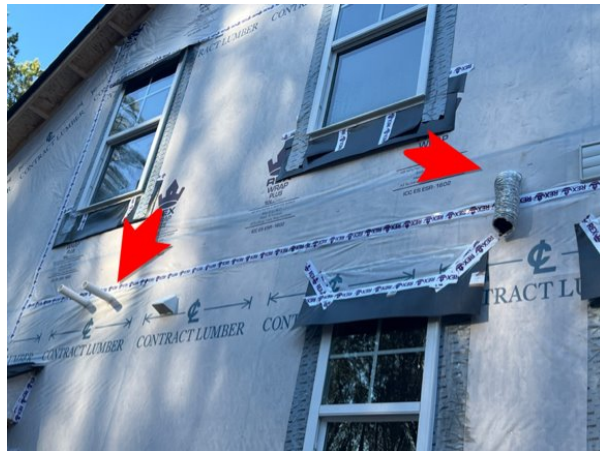
**All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.**

### WALL CLADDING, FLASHING AND TRIM

5: Moisture barrier needed at the upper left side of the house.

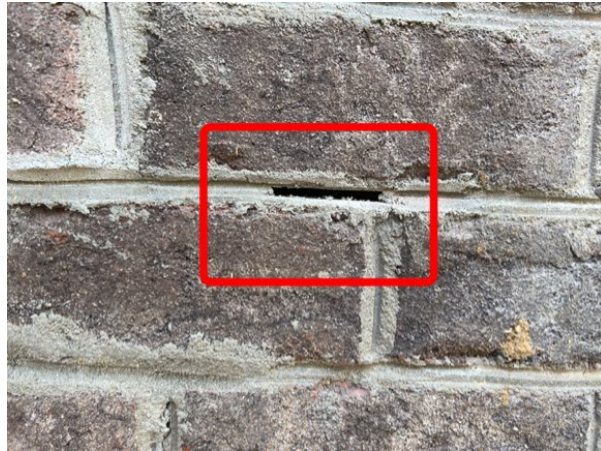


6: Flashing covers needed around exhaust ducts before siding is installed.





7: Missing mortar noted at the back side of the house near the crawl space opening that needs re-pointed.



8: Loose/damaged brick at the front side of the house.



## WINDOWS

9: A couple cracked windows at the front and rear of the home.



## 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.**

### DRYER - APPLIANCE ONLY

**10:** The dryer duct has been routed up near the top of the wall and out to the exterior. Unable to determine why the duct was not run floor level and out to the exterior.



## 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.

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### WALLS

11: There were gaps noted at the front wall in the garage that need to be sealed.





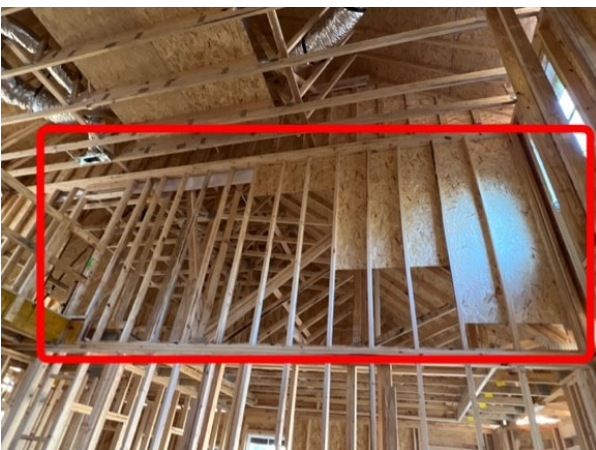
**12:** Areas on the wall in the sunroom that need to be sealed.



**13:** The upper interior wall adjacent to the attic had bowed studs.



**14:** The upper interior wall adjacent to the attic should be sheathed to properly insulate this wall in the attic.



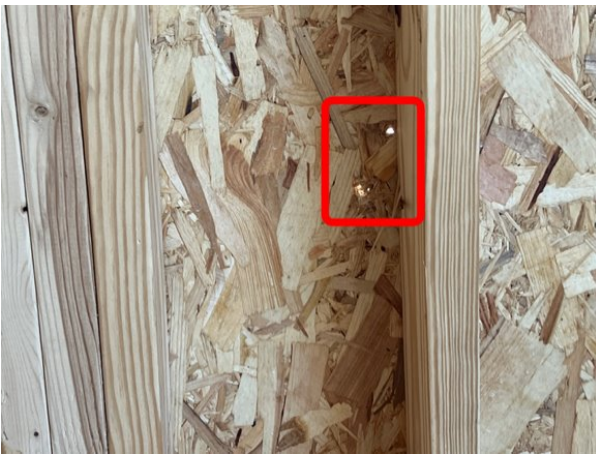


**15:** It appears the bump out rear wall in the master bedroom has not been framed improperly. The walls have not been secured properly with noticeable offset gaps. Have this evaluated.





**16:** Missed nails noted in several areas on the exterior walls that need to be sealed.



**17:** Leaning cripple studs under a window in an upstairs bedroom.





**18:** Interior top wall plate was cut too short and improperly nailed in the upstairs loft.



**19:** The front wall studs in the upstairs loft have been cut too short at both ends of the wall. The studs have been nailed in to one another and metal braces added in the corners. It appears these studs are improperly secured.







**20:** The exterior walls at the top plate need to be sealed in areas.



**21:** Twisted/loose stud in the upstairs back right bedroom.



**22:** The exhaust duct terminating at the right side of the house has open gaps around the spray foam. Also, the exterior wall in this area needs to be sealed.



## STEPS AND BALCONIES

**23:** The stairs in the garage had loose treads and a split stringer.



## 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.**



## PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**24:** The cut out for the master bathroom tub drain appears to be too large of a gap compared to the size of the pipe.





## 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.**

## DUCTWORK

25: The duct was installed directly under the garage door when opened.



26: There was a duct installed directly under the downstairs hallway return.



## 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.**

### ROOF STRUCTURE AND ATTIC

**27:** The rafters in the rear of the family room had loose nails in the hangers and a split rafter from being improperly nailed.



**28:** Missing ceiling joist hanger in the master bedroom above a window.





**29:** Missing truss hangers at the master bathroom outer wall.



**30:** There were two unfinished attic areas upstairs. The flooring was level at one and the other had a raised floor.





## 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/COLUMNS/PIERS

**31:** [Missing/cracked mortar on the masonry block wall in the garage that needs to be re-pointed.](#)



## 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:

### EXTERIOR

#### WALL CLADDING, FLASHING AND TRIM

**s-5:** Moisture barrier needed at the upper left side of the house.

**s-6:** Flashing covers needed around exhaust ducts before siding is installed.

**s-7:** Missing mortar noted at the back side of the house near the crawl space opening that needs re-pointed.

**s-8:** Loose/damaged brick at the front side of the house.

#### WINDOWS

**s-9:** A couple cracked windows at the front and rear of the home.

### KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

#### DRYER - APPLIANCE ONLY

**s-10:** The dryer duct has been routed up near the top of the wall and out to the exterior. Unable to determine why the duct was not run floor level and out to the exterior.

### INTERIOR ROOMS AND HALLWAYS

#### WALLS

**s-11:** There were gaps noted at the front wall in the garage that need to be sealed.

**s-12:** Areas on the wall in the sunroom that need to be sealed.

**s-13:** The upper interior wall adjacent to the attic had bowed studs.

**s-14:** The upper interior wall adjacent to the attic should be sheathed to properly insulate this wall in the attic.

**s-15:** It appears the bump out rear wall in the master bedroom has not been framed improperly. The walls have not been secured properly with noticeable offset gaps. Have this evaluated.

**s-16:** Missed nails noted in several areas on the exterior walls that need to be sealed.

**s-17:** Leaning cripple studs under a window in an upstairs bedroom.

**s-18:** Interior top wall plate was cut too short and improperly nailed in the upstairs loft.

**s-19:** The front wall studs in the upstairs loft have been cut too short at both ends of the wall. The studs have been nailed in to one another and metal braces added in the corners. It appears these studs are improperly secured.

**s-20:** The exterior walls at the top plate need to be sealed in areas.

**s-21:** Twisted/loose stud in the upstairs back right bedroom.

**s-22:** The exhaust duct terminating at the right side of the house has open gaps around the spray foam. Also, the exterior wall in this area needs to be sealed.

## **STEPS AND BALCONIES**

**s-23:** The stairs in the garage had loose treads and a split stringer.

## **PLUMBING SYSTEM**

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

**s-24:** The cut out for the master bathroom tub drain appears to be too large of a gap compared to the size of the pipe.

## **HEATING / CENTRAL AIR CONDITIONING**

### **DUCTWORK**

**s-25:** The duct was installed directly under the garage door when opened.

**s-26:** There was a duct installed directly under the downstairs hallway return.

## **ATTIC COMPONENTS**

### **ROOF STRUCTURE AND ATTIC**

**s-27:** The rafters in the rear of the family room had loose nails in the hangers and a split rafter from being improperly nailed.

**s-28:** Missing ceiling joist hanger in the master bedroom above a window.

**s-29:** Missing truss hangers at the master bathroom outer wall.

**s-30:** There were two unfinished attic areas upstairs. The flooring was level at one and the other had a raised floor.

## **STRUCTURAL & CRAWLSPACE COMPONENTS - CrawlSpace**

### **FOUNDATION/COLUMNS/PIERS**

**s-31:** Missing/cracked mortar on the masonry block wall in the garage that needs to be re-pointed.