



Confidential Inspection Report

Property Address:
313 Main Street
Virginia Beach, VA 23451

PREPARED EXCLUSIVELY FOR:
Chandler Bing



Inspector
State License: 338000 NRS Exp 1-31-2024
Burgess Inspections
530C Southlake Blvd
N. Chesterfield, VA 23236
(804) 794-1423

Wednesday, April 27, 2022
Chandler Bing
313 Main Street
Virginia Beach, VA 23451

Dear Chandler Bing,

We have enclosed the report for the property inspection we conducted for you on Wednesday, April 27, 2022 at:

313 Main Street
Virginia Beach, VA 23451

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
Burgess Inspections



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INTRODUCTORY NOTES

INSPECTION DATE
04-27-22

START TIME
10:00AM

END TIME
11:30AM

SQUARE FOOTAGE
1047

YEAR BUILT
1985

AGE
37 year(s)

TEMPERATURE
• 50s to 60s

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.

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.

WALLS

5: Completed thermal imaging scan of the interior and exterior walls upon the request from the homeowner. The building has had the exterior siding removed with the intent to re-install new siding. Foam and green board sheathing has been installed but no siding. The foam and green board sheathing have been out in the elements for over a year. Per the client, he has concerns of moisture intrusion in the walls inside the condo.

The thermal imaging photos were taken from inside of the 72 degree home. The exterior temperature was approximately 55 degrees at the time of inspection.

After a thermal imaging scan of the entire interior of the condo there were NO findings of unwanted moisture intrusion found in the walls.

However, the rear exterior wall of the building is exposed to the elements. The green board sheathing is touching dirt and soaking up moisture. There are no gutters installed which is allowing water to sit at the foundation. There are visible holes where exhaust ducts should terminate that are allowing moisture intrusion. An exterior closet at the back patio of the condo has moisture intrusion occurring which has rotted the door casing and exterior wall. It appears the deck above this unit is not flashed properly allowing water intrusion into the ceiling of the exterior closet.

These issues appear they could be remedied by installing gutters back on the building and properly siding the rear of the building along with flashing the deck properly.

It is recommended that all green board sheathing at ground level be replaced before siding is installed to avoid any future mold/fungi growth from any exposed sheathing to moisture.



