

South Norfolk
Historic & Architectural Review Board



June 6, 2019





AGENDA

Board of Historic and Architectural Review

June 6, 2019

Portlock Galleries at SoNo

3815 Bainbridge Blvd.

5:30 PM

- A. Call To Order
- B. Roll Call
- C. Approval of the April 4, 2019 and May 2, 2019 regular meeting minutes.
- D. Consent Agenda

1. 1104 Jackson Avenue

New application for expired *PLN-CAPP-2018-094* to repaint front porch white and floor Louisburg Green (HC-113), repair and repaint window trim white, repaint trim on home white, replace missing shutter on 2nd floor window, and repaint shutters (HC-113).

- E. Regular Agenda

2. 1312 Seaboard Avenue

Replace existing metal roof and front porch roof with black charcoal color architectural grade asphalt shingles and demolish chimney toward the front of the home below the roofline.

- F. Old Business
- G. New Business
 - 1. Elections**
- H. Committee Reports
- I. Zoning Inspection Status Report
- J. Legal Guidance
- K. Administrative Approvals
- L. Citizen Input
- M. Adjournment

The City of Chesapeake will provide reasonable accommodations and services necessary for sensory-impaired and disabled persons by contacting Mr. Tim Winslow, Facilities Manager, Public Works at 382-6273 at least three-working days in advance and language assistance to individuals with limited English proficiency to the extent possible by contacting the Planning Department at 382-6176 at least 10 days in advance of this meeting. *While this is not a public hearing, the public and any one or several members of the Chesapeake City Council may choose to attend.



Meeting Minutes
Historic and Architectural Review Board (HARB)
April 4, 2019
Portlock Galleries at SoNo – 3815 Bainbridge Blvd.

ROLL CALL

HARB Members Present: Marilee Peterson – Vice Chair, Scott Davis; and David Schleeper.

Staff: Meredith H. Jacobi, Legal Counsel – City Attorney’s Office; Carlos Rodriguez – Development and Permits, Code Compliance Division; Nathen Lamb – Recording Secretary, Planning Department.

Vice Chair Peterson called the meeting to order at 5:32 p.m.

MINUTES

Approval of the March 7, 2019 regular meeting minutes were not approved and were moved to next month’s agenda for approval at the regularly scheduled meeting in May.

REGULAR AGENDA

1222 Jackson Street

Original Request

- Replace attic window with white PVC three piece glass window; Board members find that the proposed replacement window is not consistent with the City adopted design guidelines, ***motion to deny application as submitted made by S. Davis, and seconded by D. Schleeper, all members present voting yes.***

1516 Chesapeake Avenue

Original Request

- Install porch railing with pickets enclosed in cover boards and paint white, cover entire home in 4.5” dutchlap vinyl siding in Hale Navy HC-154, ***motion to approve application as submitted made by S. Davis, and seconded by D. Schleeper, all members present voting yes.***

1420 Rodgers Street

Original Request

- Paint house HC-145 Van Courtland Blue, install 20’x21’ metal garage, (paint to match HC-145 as close as possible), install window enclosures at top and bottom of sun rooms, replace all one-over-one windows with new double hung one-over-one white vinyl windows, and replace existing chain-link fence with dog ear fence, ***motion to approve application as submitted made by D. Schleeper, and seconded by S. Davis, all members present voting yes.***

Old Business

None

New Business

Board discussed upcoming annual elections in May and has continued appointing a Chair to the regularly scheduled meeting in May.

Committee Reports

None

Zoning Inspection Status Report

None

Legal Guidance

The Zoning Administrator has made a determination to require the upstairs porch at 1100 Jackson Avenue to be demolished which has been deemed unsafe under the Virginia Uniform Statewide Building Code.

Administrative Approvals

N. Lamb reported seven (7) administrative approvals – all like for like, which include two (2) After-the-Fact applications.

Public Input

None

ADJOURNMENT: The regular meeting adjourned at 6:38 p.m.

MEETING MINUTES APPROVED: _____

DRAFT



Meeting Minutes
Historic and Architectural Review Board (HARB)
May 2, 2019
Portlock Galleries at SoNo – 3815 Bainbridge Blvd.

ROLL CALL

HARB Members Present: Scott Davis; Joe Maguire; Ellsworth Spicher, David Schleeper; Tammi Amick; and Ed Conner.

Staff: Meredith H. Jacobi, Legal Counsel – City Attorney’s Office; Doug Kupka and William Creech – Development and Permits, Code Compliance Division; Nathen Lamb – Recording Secretary, Planning Department.

Recording Secretary N. Lamb called the meeting to order at 5:32 p.m. and opened the floor for the Board to nominate a Chairman *pro-tem*; ***motion to nominate J. Maguire as Chairman pro-tem made by S. Davis, and seconded by D. Schleeper, all members present voting yes.***

MINUTES

Approval of the March 7, 2019 regular meeting minutes were approved; approval of the April 4, 2019 regular meeting minutes were not approved and were moved to the regularly scheduled meeting in June for approval.

REGULAR AGENDA

1225 Jackson Street

Original Request

- Install a concrete driveway; ***motion to approve application as submitted made by D. Schleeper, and seconded by E. Spicher, all members present voting yes.***

1312 Seaboard Avenue

Original Request

- Replace metal roof and front porch roof with charcoal black architectural grade asphalt shingles, applicant amends application to demolish the chimney toward the front of the home; ***motion to approve application as amended made by E. Spicher, and seconded by S. Davis, tie vote does not carry, applicant to come back next month and provide an inspection report, motion to continue application made by J. Maguire, and seconded by D. Schleeper, all members present voting yes.***

Old Business

None

New Business

1. Elections

Motion to continue elections to the June regularly scheduled meeting made by J. Maguire, and seconded by D. Schleeper, all members present voting yes.

Committee Reports

None

Zoning Inspection Status Report

None

Legal Guidance

None

Administrative Approvals

N. Lamb reported ten (10) administrative approvals – all like for like.

Public Input

None

ADJOURNMENT: The regular meeting adjourned at 6:23 p.m.

MEETING MINUTES APPROVED: _____

DRAFT

1104 Jackson Avenue



Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: [Certificate of Appropriateness](#) Record Status: [Open](#) File Date: [May 6, 2019](#)
 Record Number: [PLN-CAPP-2019-048](#) Expiration Date:
 Description: Record Name: [1104 JACKSON AVE CHESAPEAKE, VA 23324](#)
 - Parent Record Number:

Address: [1104 JACKSON AVE, CHESAPEAKE, VA 23324](#)

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	BUNYAN PATRICIA P	1104 JACKSON AVE, CHESAPEAKE, VA 233242306	

Parcel Information

Parcel No:
[1270000005120](#)

Contact Information

Name	Organization Name	Contact Type	Phone
PATRICIA BUNYAN-SCOTT		Applicant	
Address 1104 JACKSON AVE, CHESAPEAKE, VA 23324			

Application Specific Information

NATURE OF THE APPLICATION

Description	SAME AS BEFORE AS COA EXPIRED Paint house, porch, add shutter, paint shutter, paint window trim.
Zoning Sign Off	No
Economic Hardship	No

PLANNING STAFF TO COMPLETE

Application After-the-Fact	-
After-the-Fact Fee Paid	-
Approved Administratively	-
Approving Planner	-
Approval Date	-
Certificate Number	-
See supplemental submittal requirements	-

Board Approved Certificate Number -
I, _____, hereby grant permission for City Staff & -
members of the Historic Architectural Review Board to enter
my site to view exterior areas related to their Certificate of
Appropriateness Application.
Structure Designation -

GENERAL INFORMATION

Year Structure Built 1902
Is this an After-the-Fact application? No
\$250 After the Fact fee, if required. UNCHECKED
One original delivered to the Planning Department OR a copy
attached to the on-line application UNCHECKED
One disk containing all photos OR photos attached to on-line
application UNCHECKED
 Completed and notarized power of attorney form if the
applicant is not the property owner. UNCHECKED

NEW CONSTRUCTION

Completed application form. UNCHECKED
 Surveyed site plan (including proposed buildings,
structure(s), parking, etc.). UNCHECKED
Front and side elevations UNCHECKED
Samples UNCHECKED
Arrangement of proposed exterior lighting. UNCHECKED
Photographs of the property and adjoining or opposite
properties. UNCHECKED

ADDITIONS TO EXIST. STRUCTURES

Completed application form. UNCHECKED
Surveyed site plan or city tax map UNCHECKED
Elevations UNCHECKED
Photographs of the existing structure and property. UNCHECKED
Samples, photos, and brochures UNCHECKED
Arrangement of proposed exterior lighting. UNCHECKED
 Proposed signs with appropriate detail as to character
and location. UNCHECKED

ALTERATIONS OR REPAIRS

Completed application form. UNCHECKED
Written description of work to be performed UNCHECKED
Photographs of the building/structure. UNCHECKED
2 quotes each are required for the following: UNCHECKED
Photos numerically keyed UNCHECKED

RELOCATIONS

Completed application form	UNCHECKED
<input type="checkbox"/> Photographs of the building or structure to be relocated and adjacent properties.	UNCHECKED
<input type="checkbox"/> Photographs of the premises to which the building or structure will be relocated.	UNCHECKED
<input type="checkbox"/> Written description of reasons for the relocation and the proposed use of the vacated property.	UNCHECKED

DEMOLITIONS

Completed application form	UNCHECKED
<input type="checkbox"/> Photographs of the building or structure to be demolished to illustrate its state of disrepair.	UNCHECKED
Written report on condition of building or structure.	UNCHECKED
Written description of work to be performed	UNCHECKED

METAL ROOFS

Explanation	UNCHECKED
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SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	UNCHECKED
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METAL ROOFS

Info required to replace metal roof with metal roof.	UNCHECKED
Picture	UNCHECKED
Specification Sheet	UNCHECKED
Roof color sample	UNCHECKED
Info required to replace metal roof with architectural shingles.	UNCHECKED
Quotes	UNCHECKED
Roof color sample (asphalt)	UNCHECKED





FSC
SW-COC-849

1104
JACKSON

UE'S



South Norfolk Historic District Certificate of Appropriateness



(Name)

(Address)

For:

Nathan J. Smith

**Recording Secretary,
Board of Historic and Architectural Review**

Certificate Number Date

Note: This Certificate of Appropriateness expires 6 months from the approval date.

This Certificate of Appropriateness does not imply an extension to a Notice of Violation for a property maintenance violation. If you have received a Notice of Violation, please contact the issuing inspector at the Development and Permits Department.



South Norfolk Historic District Certificate of Appropriateness



Patricia Bunyan-Scott

(Name)

1104 Jackson Avenue, Chesapeake, VA 23324

(Address)

For:

Repaint front porch white; repair and repaint window trim white; repaint trim on home white; repaint shutters green (HC 113 - Louisberg Green); replace missing shutter on top left window of home.

Brijani Carney

Recording Secretary,

Board of Historic and Architectural Review

(Note: This Certificate of Appropriateness expires 6 months from the approval date.)

PLN-CAPP-2018-005

Certificate Number

03/01/2018

Date

1312 Seaboard Avenue

Chesapeake VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____

(Assigned by Chesapeake Planning Department)

1. Address/Location of Project: 1312 Seaboard Ave Chesapeake VA 23324

2. Year Structure Built (or write "new construction"): 1924

3. Applicant(s): AQ Contracting, LLC

Address: 992 First Colonial Rd

City: Virginia Beach State: VA Zip: 23454

Daytime Phone: [REDACTED] X Number: [REDACTED]

E-mail address: [REDACTED]

4. Owner: (If different from applicant)

Name: Pamela Ibanez

Address: 1312 Seaboard Ave Ch

City: Chesapeake State: VA Zip: 23324

Daytime Phone: [REDACTED] FAX Number: _____

E-mail address: [REDACTED]

✓ Signature of Applicant/Agent & Date: [Signature]

5. Detailed Description of Scope of Work (add additional typed sheets if necessary):

Change from Metal Roof to Shingle
Roof. More cost efficient

6. For new construction, additions, driveways, fences, etc. has Zoning signed off on the application? YES _____ NO ✓

7. Will you be applying for consideration of a financial hardship determination? (please ✓ all that apply) N/A

- Make temporary alterations, renovations, or repairs as part of the temporary certificate of appropriateness process
- Demolish the structure
- Replace a historic material roof with an architectural shingle roof or comparable substitute material roof

Planner Staff to Complete:

Is the Application After the Fact? YES _____ NO _____

If so, request payment of \$250 fee.

Can Application be administratively approved? (See pages 1-2 of the instructions) If so, provide date of approval _____ (Date) by _____ (Planner Name)

Certificate Number _____

Determination of the Financial Hardship Committee if the applicant has applied for a temporary alteration, renovation or repair, demolition of a structure, and/or replacement of a historic material roof with architectural shingles or a comparable substitute material. YES _____ NO _____

If application needs to go to Board, please provide the date of the next meeting _____ (see calendar and deadlines). See pages 2-3 of the instructions for supplemental submittal requirements.

Certificate Number _____

If application goes to Board, have the applicant complete the following:

I, _____ hereby grant permission for City staff & City Council appointed members of the Historic and Architectural Review Board to enter my site to view the exterior areas that are the subject of the application and which are viewable from a public right of way.

Certificate of Appropriateness Application
Initial/Date _____

July 21, 2016

I understand and agree that the Historic and Architectural Review Board onsite inspections shall be exclusively related to this Certificate of Appropriateness Application and that reasonable notice shall be given to the property owners/applicants prior to any onsite inspections. I further agree that any onsite inspections shall be conducted as necessary and at the sole discretion of City staff and the Historic and Architectural Review Board until the Historic and Architectural Review Board has taken final action on the application or the application has been withdrawn by the property owner/applicant.









A O CONTRACTING LLC
 992 FIRST COLONIAL ROAD
 VIRGINIA BEACH, VA
 23454

Telephone: [REDACTED]

NORFOLK BRANCH
 BEST DISTRIBUTING
 1301 PRODUCTION ROAD
 NORFOLK, VA

23502

FAX COPY

QUOTATION

Telephone: [REDACTED]
 Bid expires on 05/22/19

4/22/19

Bid ID: 6729370 1312 SEABOARD AVE, CHESAPEAKE, 23324

Page 1

Line No.	Qty Ordered	Sell Per	Description	Price Per	Net Price	Extended Price
10	45		BDL TAM FD HERITG AR M WTHR WOOD L4 31002909 FREDERICK METRIC 3BDL/SQ	25.0000BDL		1,125.00
20	3		BDL TAM FD H&R AR WEATHERED WOOD 30000745 FREDERICK 12X12 33LFT/BDL BROWN WRAPPER	46.0000BDL		138.00
30	3		BDL TRI PERFORATED SHINGLE STARTER 6 5/8" X 39 3/8" 105LF/BDL 31003532 72BDL/PALLET	44.0000BDL		132.00
40	4		RL TRI F 15# FELT ASTM 4869 36X144 TB-9F42 432SF	17.8000RL		71.20
50	45		PC OSB 7/16" 4X8	22.0000PC		990.00
60	6		PC CTR 4' RIDGE VENT FILTERED W/NA SHFVBL 95999 WITH NAIL 10PC/CTN BLACK	9.0000PC		54.00
70	1		CTN TRI COIL ROOFING NAIL 1-1/4" TRI-BUILT CRN 7200 1-1/4" X 0.0120 60 COILS/BOX 120 NAILS/COIL	30.0000CTN		30.00
80	1		PL TRI PLASTIC CAP NAIL 1" 3M TRI-BUILT 3000/CTN	19.0000PL		19.00
90	1		RL BBP 202-24AX 24X50' BLACK/BROWN BLACK/ROYAL BROWN 202-24 Fuel Surcharge	75.0000RL		75.00 45.00
			Other Charges Total:			45.00
			Special Instructions			

			* COLOR NEEDS TO BE PICKED *			

<p>THIS BID DOES NOT INCLUDE FUEL SURCHARGES, WHICH MAY BE ADDED TO THE COST OF MATERIALS LISTED ABOVE. THESE CHARGES ORIGINATE WITH OUR VENDOR'S CARRIERS AND ARE BASED UPON THE NATIONAL AVERAGE DIESEL FUEL PRICE AS REPORTED BY THE DEPARTMENT OF ENERGY. THE DOE REVIEWS THESE COSTS AND RESULTING FUEL SURCHARGES ON A WEEKLY BASIS.</p>						

T O		F R O M	
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FAX COPY

QUOTATION

Line No.	Qty Ordered	Sell Per	Description	Price Per	Net Price	Extended Price
Subtotal:						2,679.20
Tax:						158.05
Bid Total:						2,837.25

This is Only Material



QUOTATION

Quote Date: 04/18/2019
Expires: 05/18/2019

Branch: ABC Supply #661
Quoted By: [Redacted]
Customer Name: AQ CONTRACTING
Bill to Account: N/A
Contact Name: JOHANNE
Contact Phone:

Quote Name: 1312 SEABOARD
Job Address:
Jobsite Contact Name:
Jobsite Contact Phone:
Order Type:
Delivery Method:

Table with 5 columns: QTY, UOM, PRODUCT, PRICE, TOTAL. Rows include items like TAMKO HERIT 30 AR WEATHERWOOD, TAMKO AR H&R WEATHERED WOOD, TAMKO 10" STARTER SHINGLE, 15# PLAIN GENERIC FELT, and AIRVENT SHINGLE VENT 2 BLACK. Total price is \$1,557.62.

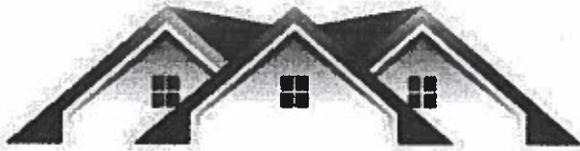
Other notes:

This Quotation is subject to the Terms and Conditions set forth below. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC, in addition to the signature of an ABC salesperson or other ABC representative.

[Salesperson or other ABC Representative] [Branch Manager or ABC Officer]
Title: Title:
Duration:

- 1 The Quotation made by American Builders & Contractors Supply Co., Inc. ("ABC") is subject to these Terms and Conditions. In addition, any purchase made from ABC shall be made pursuant to ABC's Purchase Agreement, the Terms and Conditions of which are incorporated by reference herein.
2 Except as otherwise stated on the Quotation, the prices set forth in the Quotation shall only be valid for thirty (30) days from the date of the Quotation.
3 The Quotation is furnished by ABC as a courtesy. ABC does not represent, warrant or guarantee the accuracy or adequacy of the quantities and types of materials set forth in the Quotation for the intended project.
4 ABC reserves the right to refuse to sell to any party not named as the CUSTOMER on this Quotation.
5 IN NO EVENT SHALL ABC BE RESPONSIBLE FOR CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, TREBLE OR PUNITIVE DAMAGES ARISING OUT OF OR IN CONNECTION WITH THIS QUOTATION, WHETHER SUCH CLAIM IS ASSERTED IN CONNECTION WITH A CLAIM FOR BREACH OF CONTRACT, PROMISSORY ESTOPPEL, EQUITABLE ESTOPPEL, MISREPRESENTATION, ANY OTHER TORT, PRODUCT LIABILITY OR ANY OTHER ACTION.
6 OTHER THAN AS SET FORTH IN ABC'S PURCHASE AGREEMENT TERMS AND CONDITIONS, ABC MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Only Material



AQ Contracting, LLC

Quote

Date: 22-Apr-19
Quote # 1312 Seaboard Ave
Customer ID: Pamela
Expiration Date: 30 days

To: Pamela ibanez
1312 Seaboard Ave
Chesapeake, VA 23324

Salesperson	Job	Payment Terms	Due Date
J. Rosario	1312 Seaboard Ave	50% down / 50% at completion	

Qty	Description	Unit Price	Line Total
Roof Replacement			
	Remove 15 sq of existing shingles from entire roof deck.		
	Replace the 15 sq of old shingles with 15 sq of Architectural shingles.		
	Re-nail any loose plywood and replace any rotten plywood up to 45 pieces of plywood, any additional plywood will 49.50 per additional plywood		
	Install 4 rolls of roofing felt.		
	Install 3 bundles of starter shingles.		
	Install 3 bundles of hip and ridge.		
	Install 6 vents		
	Install flashing around the chimney to prevent any water damage.		
	Perform a nail sweep around the work area, remove waste materials. Dumpster fee included.		
	Permit included.		

This is a quotation on the services named, subject to the conditions noted below:
5 Years Warranty on Labor (Does not cover acts of God or damage caused by winds higher than 130mph)

Subtotal	\$	7,500.00
Sales Tax		
Total	\$	7,500.00

To accept this quotation, sign here and return:

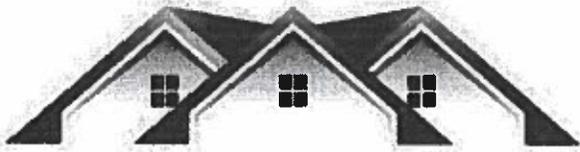
Date: _____

Thank you for your business!

992 First Colonial Road, Virginia Beach, Va 23454



Material + Labor
Shingles



AQ Contracting, LLC

Quote

Date: 22-Apr-19
Quote # 1312 Seaboard Ave
Customer ID: Pamela
Expiration Date: 30 days

To: Pamela Ibanez
1312 Seaboard Ave
Chesapeake, VA 23324

Salesperson	Job	Payment Terms	Due Date
J. Rosario	1312 Seaboard Ave	50% down / 50% at completion	

Qty	Description	Unit Price	Line Total
<u>Metal Roof Replacement</u>			
	Remove existing shingles and metal material from entire roof deck.		
	Remove old and rotten wood		
	Install new wood		
	Install standing seam metal throughout the roof		
	Perform a nail sweep around the work area, remove waste materials. Dumpster fee included.		
	Permit included.		
	Labor and material		

This is a quotation on the services named, subject to the conditions noted below:
5 Years Warranty on Labor (Does not cover acts of God or damage caused by winds higher than 130mph)

Subtotal	\$	19,000.00
Sales Tax		
Total	\$	19,000.00

To accept this quotation, sign here and return:

_____ Date: _____

Thank you for your business!

992 First Colonial Road, Virginia Beach, Va 23454



Material + Labor
Metal Roof



Home Inspections Plus, LLC

508

Woodlake Road

Virginia Beach, VA 23452

(757) 677-6327

www.hiplusllc.com

homeinspectionsplusllc@hotmail.com

Inspected By: Robert Greeley, ASHI Certified Inspector



Home Inspection Report

Prepared For:

Pam Ibanez

Chantel Ray Real Estate

Property Address:

1312

Seaboard Avenue

Chesapeake, VA 23324

Inspected on Mon, May 6 2019 at 9:30 AM

Table of Contents

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Thank you for choosing Home Inspections Plus, LLC to perform this inspection. Please see the Contract and Scope of Work for limitations and exclusions for this inspection.

Our Virginia license number is 3380001137.

As proud members of ASHI, the American Society of Home Inspectors, we are also pleased to furnish a copy of the ASHI Standards of Practice and Code of Ethics. This may be useful as a "guidepost" for items that are normally included or excluded in home inspections. Our ASHI Certification is 251770.

We are always available by telephone if you have any questions. Again, thank you.

Property Type:	Single Family
Stories:	Two
Approximate Age:	Built 1914
Age Based On:	Listing
Furnished:	No
Occupied:	No
Weather:	Drizzle, Heavy rains in prior 24 hours
Temperature:	Warm
Soil Condition:	Wet

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Please note that soffits, eaves, trim and the like that are wrapped in aluminum or vinyl house wrap may have concealed damage that cannot be detected without removing them. This cannot be done without damaging them and is outside the scope of this inspection.

Inspection Method:	From Ground with Binoculars, Walked Roof
Roof Design:	Gable

(Roofing continued)

Roof Covering:	Metal Condition: Repair or Replace
Approximate Roof Age:	Unknown
Flashings:	Metal Condition: Repair or Replace
Soffit and Fascia:	Wood Condition: Repair or Replace



Comment 1:

We evaluated the front porch of the subject home as well as the front portion of the home, currently covered with a metal roof. Our purpose for the evaluation was to determine the oldest roof's materials and condition, identify the extent of visible damage, and assist the property owner in decisions about its replacement. For reasons detailed in this Report, we feel that:

1. The damage to the existing metal roof warrants its replacement rather than further attempts at repairs, and
2. Replacement with a roof that resembles shingles, not metal, would be more historically accurate.



Comment 2:

The roofing and flashing on the front porch appear serviceable. We did not observe any leaks despite heavy rains over the previous evening. We also did not observe any weak or sunken places in the decking. For these reasons, we do not feel that the roofing on the porch should be replaced.

(Roofing continued)



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Roofing continued)



Comment 3:

The second-story metal roof (located towards the front of the structure) has severe damage from trees rubbing against it and falling on it over a long period of time.

These photos depict the rear and right side of the home (when viewed from the front) and show damaged gable components from leaks and resulting wood rot. They also show severe damage in one area from long-term contact with tree limbs and damage to the edges (over the soffits) along the roof's entire length. There is also evidence of numerous attempts at repair, probably over a long period of time.

In our opinion, the roof cannot be salvaged and must be replaced.



Figure 3-1



Figure 3-2

(Roofing continued)

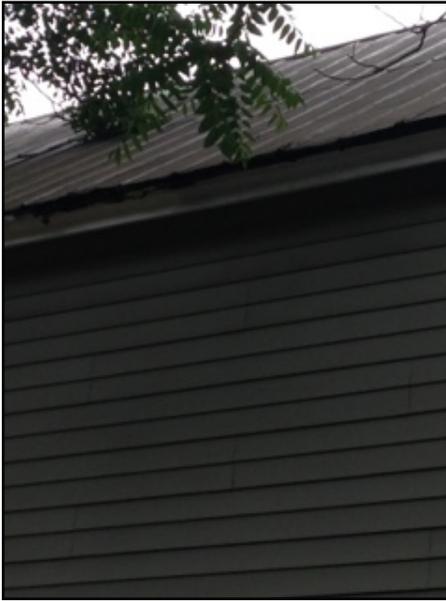


Figure 3-3



Figure 3-4



Figure 3-5



Figure 3-6

(Roofing continued)



Comment 4:

These photos depict the rear gables of the house. As is visible in one photo, there is a hole through which we could observe daylight. We also observed water damage along the entire gable due to the roof's failure to direct water effectively.

We know of no way to repair these issues utilizing the existing roofing materials. As on other parts of the roof, repairs were made (with varying degrees of workmanship and little long-term success.) Attempting to remove and re-install any of the roofing would also be impossible due to the amount of rust present and its lack of ability to lay flat once it is bent in any way.

We therefore feel that the only way to prevent further damage to the building is by replacing it in a professional manner.



Figure 4-1



Figure 4-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. We also make reasonable attempts to find evidence of termites or termite damage but recommend a termite inspection and letter from a termite professional.

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Repair or Replace
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Further Evaluation Required
Insulation:	Blown In Cellulose
	Condition: Marginal



Comment 5:

These photos were taken in the attic below the front roof (currently metal.) They show rows of shingles between the decking laths. These shingles are visible throughout the attic.

We initially assumed (incorrectly) that the metal roof was original to the home. However, the shingles visible here are underneath the metal roof and therefore, were installed before the metal roofing was added. If historical accuracy is something any interested party desires, we believe that material that resembles shingles, such as an architectural asphalt roof, would more closely match what was present when the home was built.

(Attic continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Roofing

1) The second-story metal roof (located towards the front of the structure) has severe damage from trees rubbing against it and falling on it over a long period of time.

These photos depict the rear and right side of the home (when viewed from the front) and show damaged gable components from leaks and resulting wood rot. They also show severe damage in one area from long-term contact with tree limbs and damage to the edges (over the soffits) along the roof's entire length. There is also evidence of numerous attempts at repair, probably over a long period of time.

In our opinion, the roof cannot be salvaged and must be replaced.



Figure 3-1



Figure 3-2

(Report Summary continued)



Figure 3-3

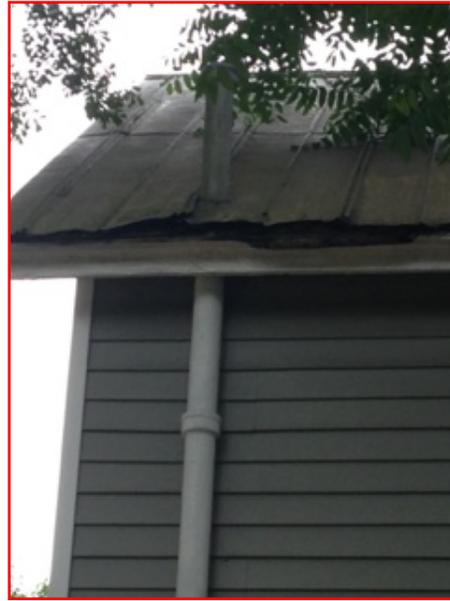


Figure 3-4



Figure 3-5



Figure 3-6

(Report Summary continued)

2) These photos depict the rear gables of the house. As is visible in one photo, there is a hole through which we could observe daylight. We also observed water damage along the entire gable due to the roof's failure to direct water effectively.

We know of no way to repair these issues utilizing the existing roofing materials. As on other parts of the roof, repairs were made (with varying degrees of workmanship and little long-term success.) Attempting to remove and re-install any of the roofing would also be impossible due to the amount of rust present and its lack of ability to lay flat once it is bent in any way.

We therefore feel that the only way to prevent further damage to the building is by replacing it in a professional manner.



Figure 4-1



Figure 4-2

(Report Summary continued)

Structure: Attic

3) These photos were taken in the attic below the front roof (currently metal.) They show rows of shingles between the decking laths. These shingles are visible throughout the attic.

We initially assumed (incorrectly) that the metal roof was original to the home. However, the shingles visible here are underneath the metal roof and therefore, were installed before the metal roofing was added. If historical accuracy is something any interested party desires, we believe that material that resembles shingles, such as an architectural asphalt roof, would more closely match what was present when the home was built.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3

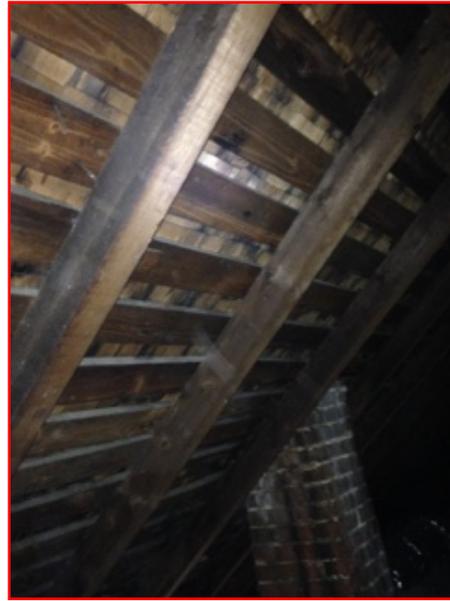


Figure 5-4