

South Norfolk
Historic & Architectural Review Board



November 7, 2019





AGENDA

Board of Historic and Architectural Review

November 7, 2019

South Norfolk Memorial Library

801 Poindexter St.

5:30 PM

- A. Call To Order
- B. Roll Call
- C. Approval of the October 3, 2019 regular meeting minutes.
- D. Consent Agenda
- E. Regular Agenda
 - 1. 1205 Chesapeake Avenue**
Replace all windows with 1-over-1 windows in white vinyl and PVC.
 - 2. 1100 Jackson Avenue**
Replace metal porch roof, reinstall side balcony, demolish chimneys, replace double hung windows with like vinyl windows, and paint exterior.
 - 3. 1526 Jackson Avenue**
Replace existing metal roof with architectural grade asphalt shingles.
- F. Old Business
- G. New Business
- 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)
October 3, 2019
South Norfolk Memorial Library – 801 Poindexter St.

ROLL CALL

HARB Members Present: Chair – Joe Maguire; Vice-Chair – Marilee Peterson; Ed Conner; David Schleeper; Scott Davis; and Tammi Amick.

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

Chair J. Maguire called the meeting to order at 5:39 p.m.

MINUTES

Approval of the September 19, 2019 regular meeting minutes; ***motion to approve minutes with no amendments made by S. Davis, and seconded by D. Schleeper, all members present voting yes.***

REGULAR AGENDA

1235 Rodgers Street

Original Request

- Install solar panels in substantial conformance with the local historic district solar panels visibility guidelines; ***motion to approve application as submitted made by M. Peterson, and seconded by D. Schleeper, all members present voting yes.***

1228 Stewart Street

Original Request

- Finish installing new beige vinyl lap siding and integral trim; ***motion to deny application as submitted made by T. Amick, and seconded by M. Peterson, motion does not carry, motion to approve by D. Schleeper, and seconded by S. Davis, four (4) members present voting yes, and two (2) members present voting no.***

903 Park Avenue

Original Request

- Finish all work approved under PLN-CAPP-2018-118, and install new vinyl 4" lap siding in a Benjamin Moore Historic Collection color, and install 4' dog ear fence; ***motion to approve application as amended made by S. Davis, and seconded by D. Schleeper, all members present voting yes.***

1416 Chesapeake Avenue

Original Request

- Install 4.5" dutch lap vinyl siding (HC113), cover side window, replace jalousies with 2-over-2 vinyl windows replace stoop with vinyl/composite, wrap all trim & soffits, fascia, frieze (preserving architectural features); ***motion to approve application as submitted made by J. Maguire, and seconded by M. Peterson, all members present voting yes.***

Old Business

None

New Business

None

Committee Reports

None

Zoning Inspection Status Report

None

Legal Guidance

None

Administrative Approvals

N. Lamb reported three (11) administrative approvals – all like for like.

Public Input

None

ADJOURNMENT: The regular meeting adjourned at 7:33 p.m.

MEETING MINUTES APPROVED: _____

DRAFT

1205 Chesapeake Avenue



Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: [Certificate of Appropriateness](#) Record Status: [Open](#) File Date: [September 25, 2019](#)

Record Number: [PLN-CAPP-2019-109](#) Expiration Date:

Description: [The current windows do not open, are peeling, and are not energy efficient. Would like to get them replaced with double glass so that they efficiently open, close, and are energy efficient.](#) Record Name: [1205 Chesapeake Ave](#) Parent Record Number:

Address: [1205 Chesapeake AVE](#)

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	Daniel Kelley	122 Lindsey Ave, Chesapeake, VA 23324	[REDACTED]

Parcel Information

Parcel No:
[1280000000920](#)

Contact Information

Name	Organization Name	Contact Type	Phone
Daniel Kelley Address 122 Lindsey Ave, Chesapeake, VA 23320		Applicant	[REDACTED]
Matt LeBlanc Address 2844 Crusader Cir. #300, Virginia Beach, VA 23453	Better View Windows	Designer	[REDACTED]

Application Specific Information

NATURE OF THE APPLICATION

Description	Replacement windows
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 this Certificate of Appropriateness Application.	-
Structure Designation	-

GENERAL INFORMATION

Year Structure Built	1928
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
<input type="checkbox"/> Completed and notarized power of attorney form if the applicant is not the property owner.	UNCHECKED

NEW CONSTRUCTION

Completed application form.	UNCHECKED
<input type="checkbox"/> 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
<input type="checkbox"/> 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	CHECKED
Photographs of the building/structure.	CHECKED
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

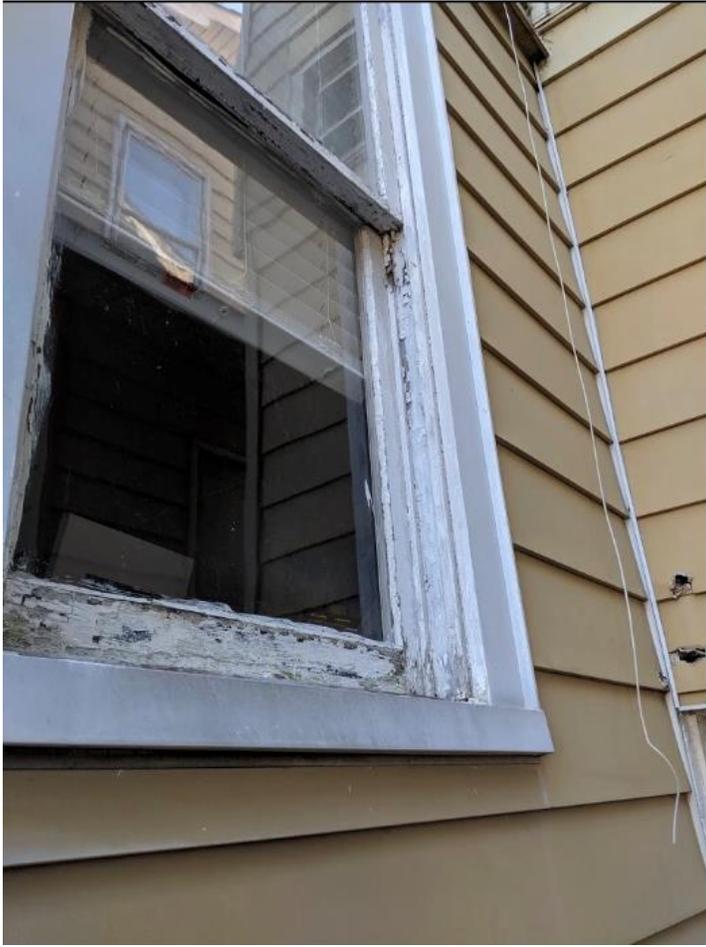
















Virginia Beach, VA 23453
757-689-6210
Better View Windows And More, LLC

Better View Windows And More

2844 Crusader Circle #300
Virginia Beach, VA 23453
Phone 757.689.6210
www.YourBetterView.com
VA Class "A" Building Contractor #2705156228

Customer: Kelley Date: 9/24/19
Address: 1205 Chesapeake Ave Ches, VA 23374 Year Built: _____
Phone (day): _____ Phone (evening): _____
E-mail: _____
Sales Rep: _____

WINDOW ESTIMATE

- Price includes all materials and labor
- Remove 20 Wood / Metal / Vinyl Windows
- Install 20 Custom-made windows With / Without Grids. Style: Ø
Make MOSS Model 3300 Color: Int. WHITE Ext. WHITE
SH 19 PW 1 2LS — 3LS — 1/2 R — Case —
- All windows to have Double / Triple pane glass, Half / Full screens, With / Without Low-E glass, With / Without Argon gas, With / Without foam wrap
- Wrap exterior casing with PVC coated aluminum (Textured / Smooth) Color: WHITE
- Caulk and seal all areas as necessary
- Clean up all job related debris upon completion
- Includes RRP rules for following lead containment procedures: Yes (No)
- Send MANUFACTURER'S WARRANTY to owner(s) after project has been paid in full
- Additional information: _____

19 Singlehang + 1 Tempered Picture w/ WHITE WRAP.

Better View Windows And More

1393 London Bridge Road #105
Virginia Beach, VA 23453

Phone 757.213.6939

www.BetterViewWindowsAndMore.com
VA Contractor BLD Class "A" #2705156228

Customer: Kelley

Date: 10/3/19

Address: 1205 Chesapeake Ave, Chesapeake, Va 23324

Phone (day): _____ Phone (evening): _____

E-mail: _____

Sales Rep: Matt LeBlanc

SPECIFICATIONS

Estimate to repair wood windows:

20 windows in need of various repairs. All need reglazing, scraping, priming and finish painting. 15 of the 20 need to have weights/balance system completely redone.

3 of the 20 need glass replacement.

5 of 20 have minor to severe rot around the sills: there is no guarantee all of these can be repaired, may need to replace.

Estimate to repair windows \$13,230.00

Thanks

Matt LeBlanc



ESTIMATE

Full House Inc
604 General Gage Rd.
Va Beach, Virginia 23462
United States

BILL TO
Daniel O'malley
1205 chesapeake ave
Chesapeake, Virginia 23324
United States

Estimate Number: 30

Estimate Date: October 20, 2019

Expires On: October 20, 2019

Grand Total (USD): \$20,000.00

Items	Price	Amount
labor material Price to repair all 20 windows.	\$20,000.00	\$20,000.00
	Total:	\$20,000.00
	Grand Total (USD):	\$20,000.00

Signature

ESTIMATE

Full House Inc
604 General Gage Rd.
Va Beach, Virginia 23462
United States

BILL TO
Daniel O'malley
1205 chesapeake ave
Chesapeake, Virginia 23324
United States

7574184522
daniel@yourfriendlyagent.net

Estimate Number: 29

Estimate Date: October 20, 2019

Expires On: October 20, 2019

Grand Total (USD): \$6,000.00

Items	Price	Amount
labor material Removal and replacement of 20 windows.	\$6,000.00	\$6,000.00
	Total:	\$6,000.00
	Grand Total (USD):	\$6,000.00

Signature

1100 Jackson Avenue



Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: [Certificate of Appropriateness](#) Record Status: [Open](#) File Date: [October 23, 2019](#)
 Record Number: [PLN-CAPP-2019-120](#) Expiration Date:
 Description: Record Name: [1100 Jackson Ave](#)
[Replace metal porch roof, reinstall side balcony, demolish chimneys, and replace damaged double hung windows with like vinyl windows.](#) Parent Record Number:

Address: [1100 JACKSON AVE, CHESAPEAKE, VA 23324](#)

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MY JACK OF ALL TRADES INC	809A PROFESSIONAL PLACE, CHESAPEAKE, VA 23320	

Parcel Information

Parcel No:
[1270000005140](#)

Contact Information

Name	Organization Name	Contact Type	Phone
Okeino Oakley	My Jack Of All Trades Inc	Applicant	
Address 809A Professional Place West, Chesapeake, VA 23320			

Application Specific Information

NATURE OF THE APPLICATION

Description	Replace damaged double hung windows with like vinyl windows.
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 1914
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 UNCHECKED
attached to the on-line application
One disk containing all photos OR photos attached to on-line UNCHECKED
application
 Completed and notarized power of attorney form if the UNCHECKED
applicant is not the property owner.

NEW CONSTRUCTION

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

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 UNCHECKED
location.

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

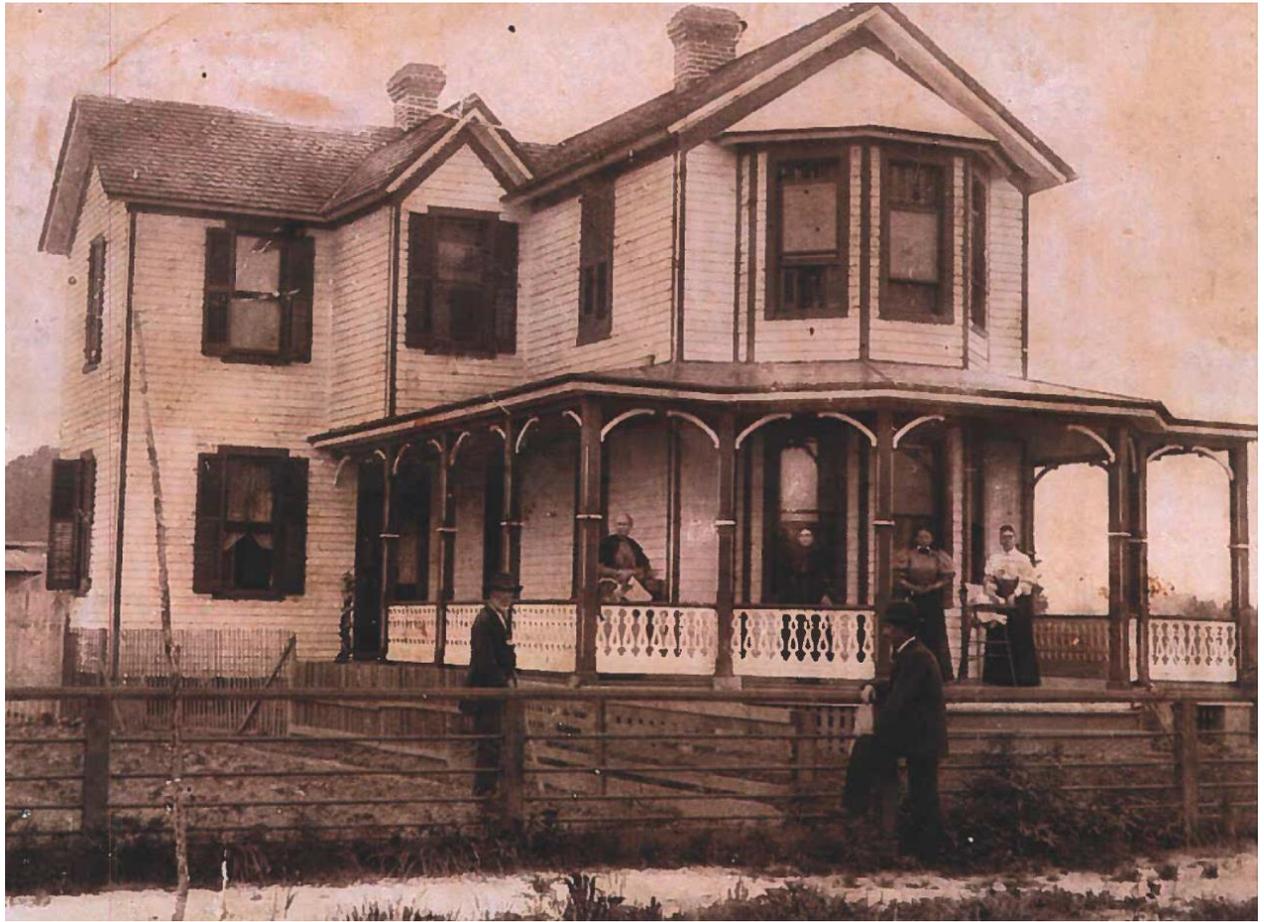
- | | |
|-------------|-----------|
| Explanation | UNCHECKED |
|-------------|-----------|
-

SPECIAL POWER OF ATTORNEY

- | | |
|------------------------------------|-----------|
| Special Power of Attorney attached | UNCHECKED |
|------------------------------------|-----------|
-

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 |
-









ORDER: 88728
 ORDER DATE: 8/15/2019
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

{{ CASH}} ABC SUPPLY 661 ELIZABETH CITY, NC

SHIPPING INFORMATION

{{ CASH}} ABC SUPPLY 661 ELIZABETH CITY, NC

SHIP VIA:

WINDOWS

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
88728	8/15/2019		JOAT - 1100 JACKSON AVE		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Double Hung Legacy NES - NO, EXACT SIZE, CREAM WHITE, DOUBLE, EK2, 3/32 (SINGLE STRENGTH), GREY, ARGON, HALF SCREEN, FIBERGLASS, YES HEAD EXPANDER, SILL ANGLE, YES NITE LATCH, DOUBLE LOCK, SOLAR HEAT GAIN=[0.29], U-FACTOR=[0.29], VISUAL TRANSMITTANCE=[0.55]	22	36 W X 62 H	\$161.04	\$3,542.88
2	Slider Legacy SLIDER TAKE OUT, NES - NO, RIGHT OPERATOR, EXACT SIZE, CREAM WHITE, DOUBLE, EK2, 3/32 (SINGLE STRENGTH), GREY, ARGON, HALF SCREEN, FIBERGLASS, YES HEAD EXPANDER, SILL ANGLE, DOUBLE LOCK, SOLAR HEAT GAIN=[0.29], U-FACTOR=[0.29], VISUAL TRANSMITTANCE=[0.55]	1	72 W X 30 H	\$162.80	\$162.80
3	End Vent Legacy 333 NES - NO, SLIDER TAKE OUT, 1/3 1/3 1/3, OPERATOR / FIXED / OPERATOR, EXACT SIZE, CREAM WHITE, DOUBLE, EK2, 3/32 (SINGLE STRENGTH), GREY, ARGON, HALF SCREEN, FIBERGLASS, NO HEAD EXPANDER, SILL ANGLE, DOUBLE LOCK, SOLAR HEAT GAIN=[0.29], U-FACTOR=[0.29], VISUAL TRANSMITTANCE=[0.55]	1	103 W X 30 H	\$396.75	\$396.75
TOTALS: 24				SUBTOTAL:	\$4,102.43
				TAX 1 6%:	\$246.15
				TOTAL:	\$4,348.58

COMMENT:

Configuration Options
 FXT Single Door 36" x 62" Right
 (Clear, 4 1/16" Frameless, Left Hand
 Opening, Brushed Nickel Finish &
 Square Glass, 1/3" Sliding, 1/3" Sliding, 1/3" Sliding
 Finish in operation, Glass, Composite
 1/3" Sliding, 1/3" Sliding, 1/3" Sliding
 Weatherstripping, Double Lock, 2-
 1/8" Spacers, 2-1/8" Spacers

1526 Jackson Avenue

Chesapeake

VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____

(Assigned by Chesapeake Planning Department)

1. Address/Location of Project: 1526 Jackson Ave

2. Year Structure Built (or write "new construction"): 1920s

3. Applicant(s): Vanessa Irwin / Emily Newton

Address: 1526 Jackson Ave

City: Chesapeake State: VA Zip: 23324

Daytime Phone: [REDACTED] FAX Number: _____

E-mail address: [REDACTED]

4. Owner: (if different from applicant)

Name: Judith Moreno

Address: 9390 Shackleford Ct

City: San Diego State: CA Zip: 92126

Daytime Phone: [REDACTED] FAX Number: _____

E-mail address: [REDACTED]

Signature of Applicant/Agent & Date: [Signature] 10.25.19

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

Removing Metal roof & replacing with shingles.
Replacing beams in attic.

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

n/a

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

- 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

Planning Staff to Complete:

Is the Application After the Fact? YES _____ NO X

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)

No
n/a

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 _____

n/a

If application needs to go to Board, please provide the date of the next meeting Nov. 7, 2019 (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, Vanessa Urwin, 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.

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.

757 Mount Vernon Avenue, Portsmouth, Virginia 23707
Phone (757) 399-3066 - Facsimile (757) 399-3065
Email: service@andrewsroofing.com
www.andrewsroofing.com
License #: 2705067832 • Class: A
Classification: Building • Specialty Service: Roofing



Proposal Date: October 7, 2019

To:

██████████
██████████
1526 Jackson Avenue
Chesapeake, VA 23324

Job Address: 1526 Jackson Avenue
Chesapeake, VA 23324

Re: Residential Metal Roof Condition

Dear Ms. Moreno / Ms. Irwin,

On October 7, 2019, I visited the property at the above referenced address and found the existing metal roof to be in fair to poor condition. A chimney was demolished and in place of it, a temporary repair was made consisting of ice & water shield. Repairs were made to the right rear valley using roof cement to prevent water intrusion. One of the rafters needs to be secured and some of the 1x6 planks also require replacement due to water damage. The roof appears to have been previously coated several times, however rust is still coming through. The roof is currently metal and we have provided an estimate to replace the roof with architectural shingles like the neighboring homes.

*See attached photos for reference. We recommend roof replacement at this time.

Should you have questions or need more information regarding this roof, please feel free to contact me at 757-335-1712.

Sincerely,

Brian Spruill

Brian Spruill
Estimator / Inspector

757 Mount Vernon Avenue, Portsmouth, Virginia 23707
Phone (757) 399-3066 - Facsimile (757) 399-3065
Email: service@andrewsroofing.com
www.andrewsroofing.com
License #: 2705067832 • Class: A
Classification: Building • Specialty Service: Roofing



PROPOSAL

Proposal Date: October 2, 2019

To: Vanessa Irwin
1526 Jackson Ave.
Chesapeake, VA 23324

Job Address: 1526 Jackson Ave.
Chesapeake, VA 23324

Re: Residential Shingle Roof Replacement of house only excluding detached structures

THIS PROPOSAL, is from **ANDREWS ROOFING COMPANY, INC.**, a Virginia corporation, (hereinafter called "Andrews Roofing"), to **Vanessa Irwin** (hereinafter called "Buyer");

Furnishing of Materials and Work

Andrews Roofing proposes to furnish all materials and perform all labor necessary for the completion of the following.

BASE BID:

- Remove and dispose of the existing one (1) layer of shingle roofing.
- Inspect wood decking and replace damaged or deteriorated roof sheathing as necessary. (Note: Up to **70 linear feet of 1X6** included in this quotation. See "Wood Clause" below for additional sheathing replacement, if necessary.)
- Install a CertainTeed™ Roof Runner synthetic felt underlayment.
- Install Ice & Water Shield underlayment in valleys and low slope areas.
- Install CertainTeed™ Swift Start 7" universal starters on all eaves and rakes.
- Install new CertainTeed™ Landmark, Lifetime Limited Warranty, architectural shingle roofing (Color: _____).
- Install CertainTeed™ Shadow Ridge / Cedar Crest cap shingles at all hips and ridges.
- Install approx. **seventy-two (72)** linear feet of new shingle over type ridge vent.
- Install new "Ultimate Pipe Flashing" pipe collars on **two (2)** plumbing pipes.
- Sister damaged rafter at right rear of house.
- Provide appropriate flashings at all headwalls.
- Provide manufacturer's Lifetime Limited Material Warranty, and a 10-Year workmanship warranty from **Andrews Roofing Co.**

Base Bid Amount: \$6,670.00

Payment Terms and Contract Price

The total amount due ½ upon acceptance of proposal and remaining balance at the completion of the above described work is:

CONTRACT PRICE (Including accepted options): \$ 6,670.00

Unless otherwise agreed to via change order as described above. **Final payment is due immediately upon completion of work).**

Page 1 of 3

_____ Buyer Initials

_____ Andrews Roofing Representative Initials

Wood Clause

***NOTE: Any rotten or deteriorated plywood roof sheathing will be replaced with new roof sheathing material for **\$50.00** per sheet over and above contract amount. Any rotten or deteriorated plank board roof sheathing will be replaced with new for **\$2.75** per linear foot over and above contract amount. Any rotten or deteriorated fire rated plywood roof sheathing will be replaced with new fire rated roof sheathing material for **\$80.00** per sheet over and above contract amount.

ADDITIONAL TERMS AND CONDITIONS

Warranties

All work shall be performed and completed in a professional manner and in accordance with material manufacturer's specifications. Manufacturer and/or workmanship warranties shall be valid to Buyer upon full payment of contract amount, as amended, unless otherwise agreed to in writing. For a period of **(see above scope of work)** years from the date of completion of work, Andrews Roofing shall, at its own expense, furnish labor and materials to repair leaks caused by its breach of its workmanship warranty. There are no warranties that extend beyond those described in this Proposal. The Buyer has a duty to notify Andrews Roofing immediately upon discovery of any leaks that the Buyer believes is the result of workmanship. Failure to do so for an extended period of time could cause growth of molds, mildew or potentially harmful organisms. Andrews Roofing is not liable for property damage or personal injury caused by said organisms. This paragraph serves as the Andrews Roofing workmanship warranty. This warranty is contingent upon terms of this contract; (payment in full, etc.)

Default by Buyer

The Buyer shall be deemed in default in the event that full payment of contract price is not made immediately upon completion. Upon default, a 1.5% monthly finance charge (18% per annum) will be assessed on all past due payments. In the event of default under this Agreement, including, but not limited to, failure to timely pay Andrews Roofing in accordance with the provisions set forth herein, in addition to all remedies available law or in equity, Andrews Roofing shall be entitled to recover all direct and indirect damages, consequential damages, reasonable attorney's fees and other expenses incurred by Andrews Roofing attributable in whole or in part to Buyer's default without regard to whether litigation or any alternate dispute resolution proceeding is instituted by any party.

Project Preparation; Residential and Commercial (may not be applicable for all buildings)

Buyer is hereby advised to properly prepare for the project by (a) removing breakable items from walls and shelves; (b) moving or covering furniture under skylights; (c) covering clothing, automobiles, and other valuables in the attic and garage as sawdust will most likely make its way into those areas; (d) cutting off power to all fans; (e) removing all breakable items from around the outside of the structure; (f) parking all vehicles away from the structure, garage, and driveway; (g) keeping children and pets safely away from the work area (including all residents, tenants, employees, etc.); (h) preparing for job-related noise; (i) notifying tenants and any residents in the building of our work; (j) letting us know if there are special hours or days when we are not permitted to work; (k) satellite dish is to be removed and left on site for reinstallation by others (**ARC recommends that dish not be installed on rooftop**).

Obstructions

It will be the Buyers responsibility to remove any obstacles that may prohibit the installation of roof.

Material Deliveries

Project materials may arrive at the job site prior to the scheduled production date, and these materials may remain on the project site for several days prior to installation.

Defects

Vibrations caused from hammering and other activities can loosen nails or screws in the structure's interior and exterior walls. Buyer agrees that Andrews Roofing is not liable for any nails, screws, or other hanging/support devices that become loose or removed from the structure and buyer assumes full responsibility for any such adjustments, replacements and/or repairs. In addition, any puncture by a roof nail or other fastener to wiring, plumbing, Freon lines, etc. which is installed in violation of building codes before roof installation is the responsibility of the buyer. Sometimes items such as these are installed too close to roof sheathing. **Flat roofs only:** In some cases, existing roofs contain moisture. While the job is under way, this moisture could drip down into the building. Andrews Roofing is not responsible for any damage caused by this leakage (rare occurrences). The abatement of asbestos or other hazardous material, if any exists, is not included in this contract.

Additional Terms

Work will begin between approximately one to five weeks after contract execution, depending on Andrews Roofing back log. The job will take approximately **1-2** work days to complete. Events not under the control of Andrews Roofing, such as weather, material shortages, etc. do not constitute abandonment of the job on the part of Andrews Roofing. Delays caused by these events are not included in the estimated job completion time and do not affect the payment terms. Work will be completed as per all applicable local requirements for building permits, inspections, and zoning. Neither party has cancellation rights of this contract.

Entire Agreement, Governing Law

This accepted Proposal embodies the entire agreement between the parties and may be changed only by written amendment hereto, signed by both parties.

This accepted proposal shall be governed by the laws of the Commonwealth of Virginia.

Any changes made to this by buyer must be accepted and initialed by Andrews Roofing at time of buyer's acceptance of proposal. If these changes are not initialed by Andrews Roofing, changes are not part of proposal.

NOTE: This proposal is valid for 15 days.

Brian G. Spruill,
Sales/Estimator

Acceptance of Proposal

I have fully read the above Proposal, and find that its prices, terms, specifications, provisions and conditions are satisfactory and are hereby accepted, resulting in an agreement between Andrews Roofing and Buyer.

BUYER

Signature

Date

Print Name

CONSTRUCTION BY DESIGNS

Serving all of Hampton Roads.

Virginia Beach, VA. 23462

Carlos Dosamantes

[REDACTED]

[REDACTED]

Quote # 0001526

Roof Installment at 1526 Jackson Ave Chesapeake, VA.

Description

Roof Installment

.-After careful evaluation of your 23 square roof system, I have come to the conclusion that your roof is beyond being restored. The following needs performed as follows;

.-Uninstall 23 squares of metal roofing

.-Install new upgraded synthetic felt

.-Cut out 2" of sheeting on both sides of ridge for proper ventilation

.-Install 1 square of 3 tab starter shingles

.-Install 25 squares of new upgraded GAF Architectural Lifetime Warranty Shingles

.-Install upgraded Superior Cobra Ridge venting to ridges to ensure proper ventilation

.-Install 1 square of 3 tab capping shingles over new superior vents

.-Seal all fasteners and areas of concern with NP1 50 Year roof sealant

.-Disposal of all debris

.-Clean gutters as roof demolition is being performed

.-Cover bushes, flowers, a/c units etc. with heavy duty tarps to prevent any damage

.-Schedule delivery of materials

.-Produce pictures of job being performed

After completion of your new GAF Lifetime Architectural Asphalt Shingle Roof System, with upgraded synthetic felt and superior Cobra Ridge venting, you will then get the maximum potential out of your roof system as long as properly maintenance every 8-10 years.

TOTAL \$8,500.00









Report: 2461

**Confidential Inspection Report
1526 Jackson Ave
Chesapeake, VA**

**Floyd Gibbs- Owner/VA State Certified Inspector #3380 00473
Certified Master Inspector
Certified Inspector CRI #: 201111
BBB A+ Rating**

(757) 594-1449

May 6, 2019



Prepared for: Judy Moreno

Inspection performed by: Gene Deitz #3380000594

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date And Time:

May 6, 2019 3:00 PM.

1.2 Client:

Ms. Judy Moreno.

1.3 Inspection Site:

1526 Jackson Ave
Chesapeake, VA

1.4 Inspector:

Gene Deitz #3380000594

1.5 Total Area

1304.

1.6 Estimated Age:

1922.

Climate Conditions:

1.7 Weather:

Clear

1.8 Soil Conditions:

Wet

1.9 Outside Temperature

(f):

60-70.

Building Characteristics:

1.10 Building Style & Type:

1 Family.

1.11 Stories:

2

1.12 Space Below Grade:

Basement.

Utility Services:

1.13 Water Source:

Public.

1.14 Sewage Disposal:

Public

1.15 Utilities Status:

All utilities are on at the time of inspection.

Other Information:

1.16 Area:

City.

1.17 House Occupied

Yes, the home was occupied at the time of inspection.

1.18 People Present:

Buyer

Buyers Family

Buyers Agent

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of

practice, a copy of which is available upon request. In the case of a pre-listing inspection-Quality Home Inspections speaks only to the conditions at the time of inspection, and is not responsible for any changes/alterations/repairs after inspection date. If repairs are completed, please have all sub-contractors to provide proof of work that was performed, this will need to be turned over to the buyer in the event of closing. Each subcontractor is responsible for the quality and warranty on the work that they performed at the property.

We detail items by color based on urgency, Green is used to represent items that are preventative maintenance. Yellow is used to represent general maintenance or service items, and Red represents items of deficiency. RED items need immediate attention to prevent damage or further damage depending on the situation. We recommend a licensed expert to further evaluate, make recommendations/needed repairs of RED items. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; privately provided water/sewage systems (including wells), cosmetics or building code conformity. Due to standards currently set forth, we are unable to do "invasive testing" which includes (but is not limited to) removal of covers from HVAC systems to view internal components and puncturing wood to test for moisture/insect damage. A moisture termite inspection is always recommended, as we are not experts and can only speak to the conditions viewed at time of inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR & FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified Class A contractor or structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. As to the exterior walls/trim, some areas may not be visible due to gutters etc... if this is the case, we are not responsible for those areas which we cannot view (example-slab foundations). The chimney should be cleaned/evaluated by a licensed chimney expert before first use to insure proper operation.

Exterior Walls And Trim:

2.1 Walls:

The outside/exterior walls of the home are composed of:

- Wood Siding and
- Brick Siding
- Asbestos (Possible)

2.2 Maintenance Condition:

Remove the pipe and cap off the brick at the left side of the house.



2.3 Immediate Concerns:

Replace the damaged siding tiles as needed.

Install proper siding at the rear of the house where the window has been removed.





2.4 Trim:

The exterior trim of the home is composed of:
Wood

2.5 Maintenance Condition:

There is normal deterioration noted to the trim. The trim is due to be scraped, caulked, and/or painted as part of routine maintenance at the exterior walls/porch/soffits and to prevent future.



2.6 Immediate Concerns Condition:

Inspect all exterior wood at the soffits and fascias/rake boards. Replace all damaged/missing areas.



Chimney:

2.7 Chimney Type:

The chimney is composed of, brick.



2.8 Chimney Maintenance:

Any unused chimney should be capped off to keep water and animals from entering the home.



Foundation

2.9 Type

The foundation of the home is, a crawl space.

2.10 Maintenance Condition:

There is debris noted in the crawl space at time of inspection. It is recommended to have removed to avoid insects and minimize safety hazards.

The crawl space needs installation/replacement of moisture poly barrier where not covering the ground to prevent moisture from entering the air and causing issues.

Remove the dead rodent seen in the crawl space.



2.11 Immediate Concerns Condition:

Fungus is noted in areas of the crawlspace. Have a licensed moisture/termite specialist to treat, evaluate and make recommendations or repairs to the entire area.

Treat as needed for powder post beetles.

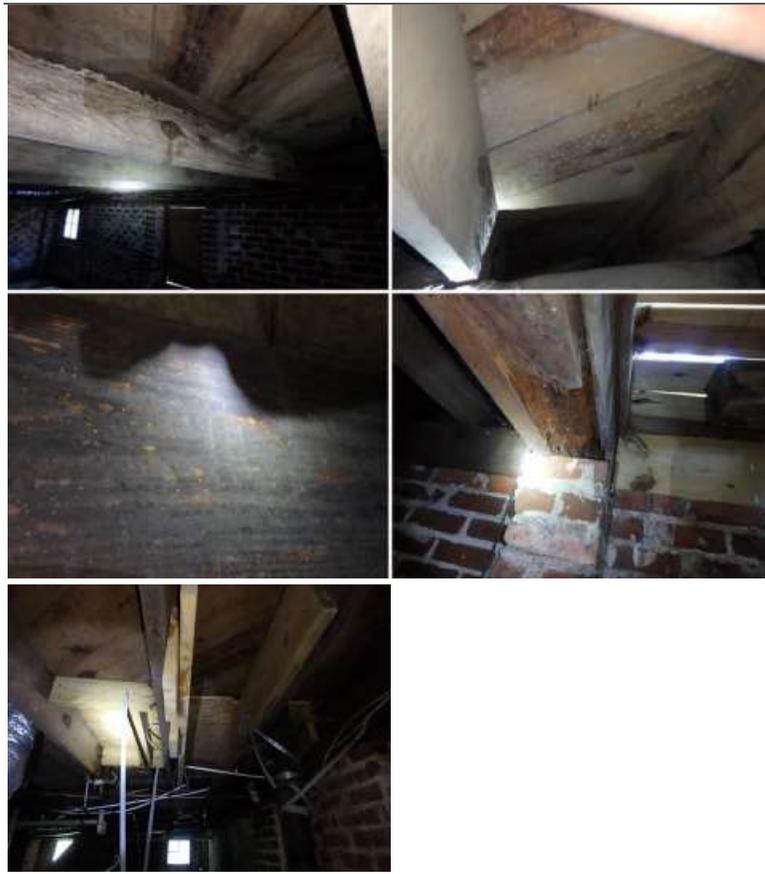
Replace the dry rooted beam at the front right corner of the crawl space.

Properly repair the sub-flooring and framing under the bathroom.

Remove the old waste pipe from the crawl space.

Due to the length of the floor joists it is recommended to add another set of piers and beams on both sides of the main beam so to take the dips out of the floors and add extra support to keep walls from cracking at the plaster.

Have a licensed and insured contractor evaluate and make any further recommendations or repairs as needed to the foundation and/or the crawl space area of the home.



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we take great care in evaluating the system thoroughly through every aspect available to us at time of inspection. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. Roof surfaces and materials over 10 years old are subject to issues that may arise; those include but are not limited to those associated with age. Maintenance and general repairs can be performed and may prolong the life of the existing materials, however larger repairs or replacement may be necessary at any time.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Attic & Insulation:

3.1 Structure:

The attic/roof structure utilizes, conventional framing for the structure of the roof.
The attic is full, this means that it spans the entire area of the house.



3.2 Maintenance Condition:

There is debris and/or personal belongings noted in the attic. Due to this we may have been unable to view all areas.



3.3 Immediate Concerns Condition:

Inspect the entire roof framing, repair the roof planks and replace the moisture damaged ridge pole at the rear valley and replace the framing around the chimney. Seal all gaps in the attic at the soffits.

A contractor licensed and insured contractor should evaluate and make any recommendations or repairs as needed to the attic.



3.4 Condition:

There is no insulation installed at time of inspection. It is recommend to add additional insulation in all areas for proper thermal coverage to modern requirements.



Roof:

3.5 Roof Style

The roof style is:
gable



3.6 Roof Covering:
metal

3.7 Roof Access:

The roof was accessed or viewed by physically walking on the roof.

3.8 Age:

The roof is 30+ years old.

3.9 Immediate Concerns Condition:

Have a licensed and insured metal roofing contractor further evaluate and make any further recommendations or repairs as needed to the roofing system.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Polybutylene (Quest) was used extensively in the manufacture of water supply piping in the 1980's. Quest 1 was the first generation of the product and experienced many issues while Quest 2 was the second generation product and issues found with the first generation are not currently found with that generation (Quest 2). Recommend education in regards to the product and all of the products used within the plumbing system. If any of the product is visible the inspector will indicate. In some cases it is unable to be viewed at time of inspection. Recommend education in regards to the product and consultation with a licensed plumber if desired/deemed necessary. In some areas lead piping was used as supply pipes, there is varied information provide, however; it is generally accepted that the lead contact of the pipe is not an issue at this time. If you find that you have lead supply pipes installed, we recommend you educate yourself on the issue and determine the best course of action for your family.

Older shower pans/enclosures are known to have issues and should be carefully monitored/evaluated to prevent future issues.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. If the home is noted to be the year 1969 or before, and any older plumbing materials are still present- there may be/arise issues associated with older pipes/fixtures. These problems may or may not be visible at this time, careful monitoring and evaluation is recommended.

Main Line:

4.1 Shut Off:

Generally, the main shut off is located at the street. There may also be another located elsewhere on the property.

Supply Lines:

4.2 Material:

The supply lines are composed of:

copper

plastic

4.3 Maintenance Condition:

Secure the supply lines to the floor joists as needed.



Waste Lines:

4.4 Material:

The waste lines are composed of:

cast iron
galvanized
PVC

4.5 Maintenance Condition:

The waste lines appear to be serviceable at time of inspection. We recommend monitoring as part of regular maintenance.

Hose Faucets

4.6 Immediate Concerns Condition:

The rear exterior hose bib is not working, repair/find the shut off valve and inspect.

Have a licensed and insured plumbing contractor evaluate and make any further recommendations or repairs as needed to the plumbing system.



Plumbing Notes:

4.7 Issues Found

A house this age was built with older style plumbing that is known to be an issue with low pressure, rust and leakage. We are unable to see the pipes where they enter the ground and extend to the drain source. We recommend having a licensed plumber to install a drain clean out between the house and the drain source. Have the plumber to evaluate, clean, repair, replace and certify that all drain pipes in and outside the home are free of issues and flowing properly.

Water Heater:

4.8 Manufacturer:

The water heater is manufactured by Rheem.



4.9 Power Source:

The hot water heater is powered by, electricity.

4.10 Capacity:

The capacity is 40 gallons.

4.11 Date Of Manufacture:

The unit was manufactured in 2015.

4.12 Serial/Model Number(s)

Serial #-A291513973

Model #- XE40MO63145UI.

4.13 Location:

The unit is located in the crawl space.

4.14 Maintenance Condition:

Have the water heater temperature turned down to 125° as per manufactures standards for safety.



4.15 Immediate Concerns Condition:

The pressure relief valve drain line ends prematurely, extend to 6" up off the ground as required to prevent accidental injury in the event of a discharge.

Raise the water heater up off of the soil in the crawl space.

Install a disconnect box to the water heater for safety.

Have a licensed and insured plumbing contractor evaluate and make any further recommendations or repairs as needed to the plumbing system.



HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Temperatures of 65 degrees or lower are unsuitable for testing A/C units, recommend having fully tested/evaluated before first use (in the spring). The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. If the outside temperature is below 65 degrees, the A/C unit is unable to be tested at time of inspection and should be properly maintained/evaluated before first use. If your system is a heat pump type, then we are unable to determine if heat is due to electric coils or charge. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Any time a unit is more than 13 years old (most manufacturers recommended system life) we recommend having it evaluated by a licensed HVAC contractor due to the fact that it is considered "end of life/advanced age" and may need repair/replacement in the near future.

Primary Air Conditioning:

5.1 Type And Location:

The primary unit is a central air conditioning unit and is located in the rear of the home.



5.2 Manufacturer:

The manufacturer of the unit is Trane.

5.3 Date Of Manufacture And Size Of Unit:

The unit was manufactured in 2004. The capacity of the unit is 3 Ton.

5.4 Serial/Model Number(s)

Serial #- 4072LCOIF

Model #- 4TTX4036A1000AA.

5.5 Temperature Differential

The differential noted for the unit at time of inspection is not sufficient.

5.6 Amp

The maximum AMP allowed for the unit is 35 AMP.

The AMP Installed at the panel upon inspection is, 40 AMP.
Always insure that the max AMP installed at the panel is in accordance with manufacturers recommendations.
A differential of 5 is noteworthy but not an issue.

5.7 Immediate Concerns Condition:

Have a licensed and insured HVAC contractor further evaluate and make any recommendations and repairs as needed to the HVAC system.

Secondary A/C Unit:

5.8 Type And Location:

The secondary unit is a window AC unit.

5.9 Maintenance Condition:

The inspection of installed window A/C units does not fall within the scope of our inspection. We recommend regular maintenance and repair as per manufacturers recommendations for proper function.



Ductwork:

5.10 Type:

The ductwork type is:
flex round

5.11 Condition:

Replace the old damaged floor vent grills as needed.



Thermostats/Controls

5.12 Condition

The thermostat appears serviceable. Programmable settings are not tested.

Primary Heating Furnace/Air Handler:

5.13 Type & Location:

The primary heating unit is a gas fired unit and is located in the crawl space.



5.14 Manufacturer:

The manufacturer of the primary unit is Goodman.

5.15 Year Of Manufacture Of The Unit:

The unit was manufactured in 2015.

5.16 Serial/Model Number(s)

Serial #- 1505377049

Model #- GM88920603BNAA

5.17 Maintenance Condition:

It is noted that the heating unit was firing properly at the time of inspection.

While the unit appears to be functioning, due to the outside temperature being over 65° we are unable to determine the temperature differential.



5.18 Immediate Concern Condition:

Inspect the air handler and condense lines, moisture is dripping and pooling on the soil in the crawl space.

The advanced age and/or condition of this unit is such that you will likely need to replace it in the near future. Have a licensed HVAC contractor to further evaluate, service the system and make any further recommendations on or prior to the PICRA.



Filters

5.19 Air Filters:

The air filter is located in the floor and measures 14x14.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. If we are unable to determine the AMP size installed at the panel for the HVAC system at time of inspection, a licensed contractor should evaluate and insure that it is the correct size for the unit per manufacturers recommendations. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Electric

6.1 Service

The service is 110/220 V breaker panel with overhead entry.

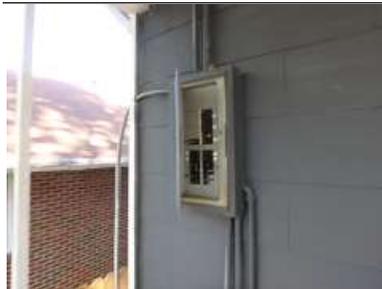
6.2 Service Condition:

The service cable and cap are pulling away from the home.



6.3 Panel Location

The main service entering the house is a 150 AMP breaker panel and is located on the exterior.



6.4 Cautionary Issues For Panel:

There are missing and/or improper sharp pointed screws in the panel cover, Have replaced to properly secure the panel to the wall and for safety.

The panel box is missing important information and needs to be labeled to determine what the breakers operate.



6.5 Immediate Concerns For Panel:

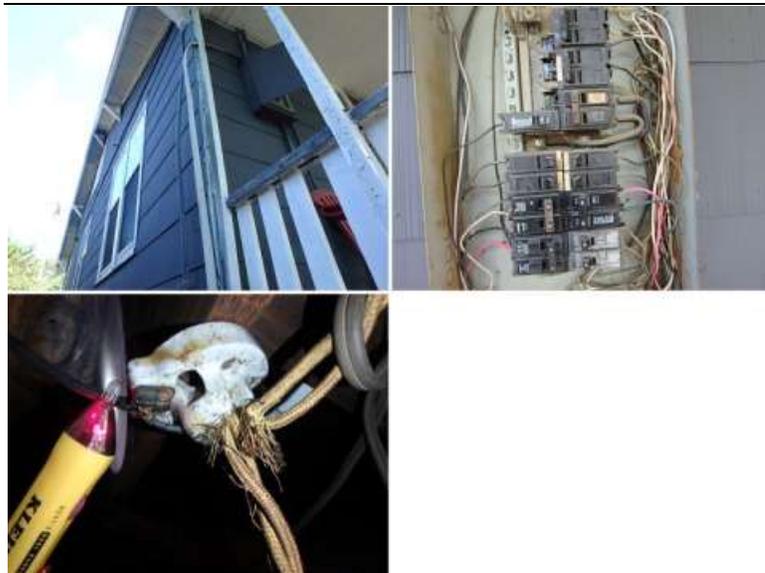
There are some elements of the old knob and tube electrical system noted at time of inspection and is still active throughout the home.

The service cable at the panel box and side of the home needs to be placed in conduit for safety.

Have the older electrical box further evaluated.

Some frayed wires are noted, repair/replace as needed.

Have a licensed and insured electrical contractor further evaluate and make any recommendations and repairs as needed to the electrical system.





6.6 Immediate Concerns Switches/Outlets;

The outlets in the home appear to be the standard 3-prong grounded outlets. However, some of the 3 prong outlets in the home are not grounded. Have noted devices repaired by a licensed and insured electrician. It is recommended to upgrade the kitchen and bathroom outlets to GFCI outlets when remodeling or within 6 feet of a water source. Have a licensed and insured electrical contractor further evaluate and make any recommendations and repairs as needed to the electrical system.



6.7 Lighting

There are some light globes or covers that are missing throughout the house. Have replaced as needed as is standard at the exterior.

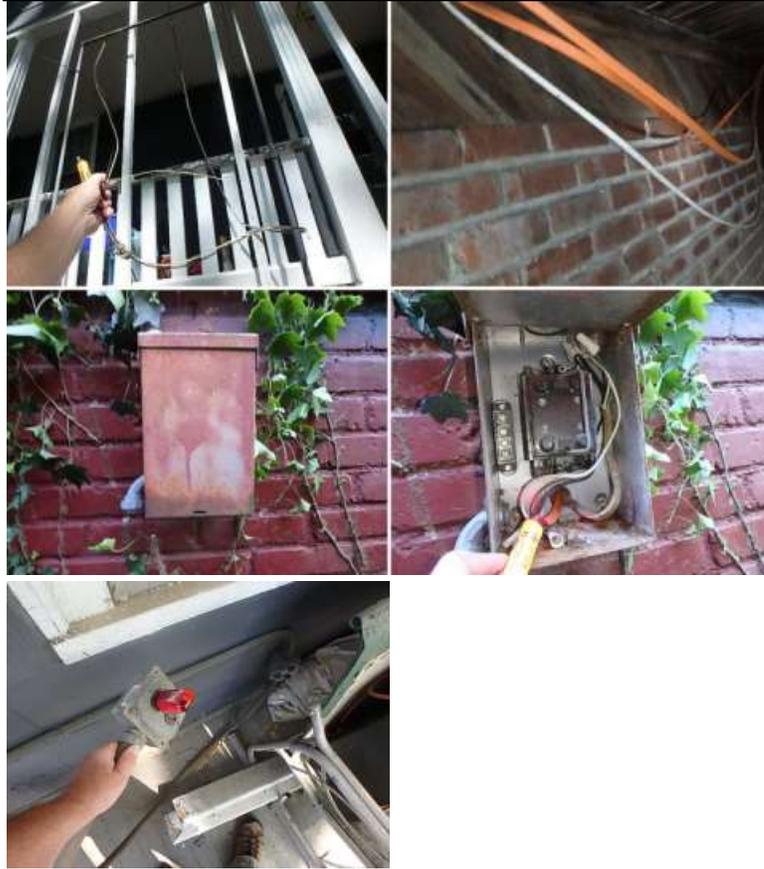


Electrical Wiring And Junction Boxes:

6.8 Electric

Hanging wires are noted at time of inspection under the rear porch.
Remove the floating wire at the rear off eh home.
Determine where the live disconnect box goes at the right exterior of the house, relocate as needed.
Remove the floating outlet boxes at the rear of the house/porch.

Have a licensed and insured electrical contractor further evaluate and make any recommendations and repairs as needed to the electrical.



Cautionary Issues For Switches/Outlets:

6.9 Electric

Recommend the installation of update light switches throughout the home.



INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to- lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. Smoke Alarms; If not already installed, should be placed in each bedroom and in both upper and lower hallways for maximum safety, test units regularly as per standard-install new batteries and replace older/broken units as needed. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

7.1 Front Door:

Have the storm door closure adjusted as needed for proper operation.



7.2 Other Exterior Doors:

Have the storm door closure adjusted as needed for proper operation. The exterior door weather seals are damaged or deteriorated and should be replaced for a proper thermal barrier and so it is impenetrable to weather and insects.

Repair/replace the rear entry door as needed.

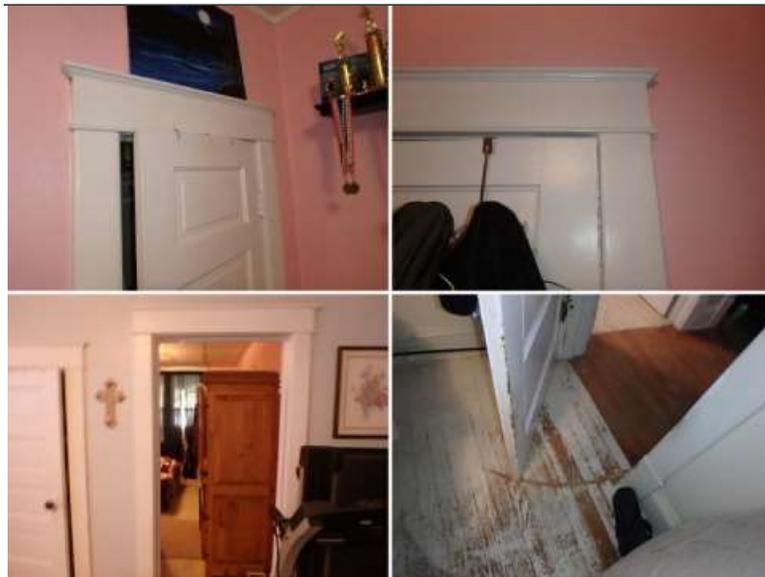


7.3 Interior Doors:

Adjust any doors that are rubbing or sticking at the frame to operate properly.

There are door(s) missing around the house, have replaced as needed.

Have the door cut for a proper 5/8 inch airflow at the floor as is standard.



Windows:

7.4 General Type

The windows are composed of:

- wood
- single hung
- storm windows

7.5 Maintenance Condition:

There is one or more window screen(s) that is not installed. Inquire with owner as to their location.

There are screen(s) that have holes or damage noted around the home. Have the screens repaired or replaced as needed.



7.6 Immediate Concern Condition:

There are some windows in the home that are hard to operate. Have these windows further evaluated and repaired or replaced as needed and operational at the walkthrough.

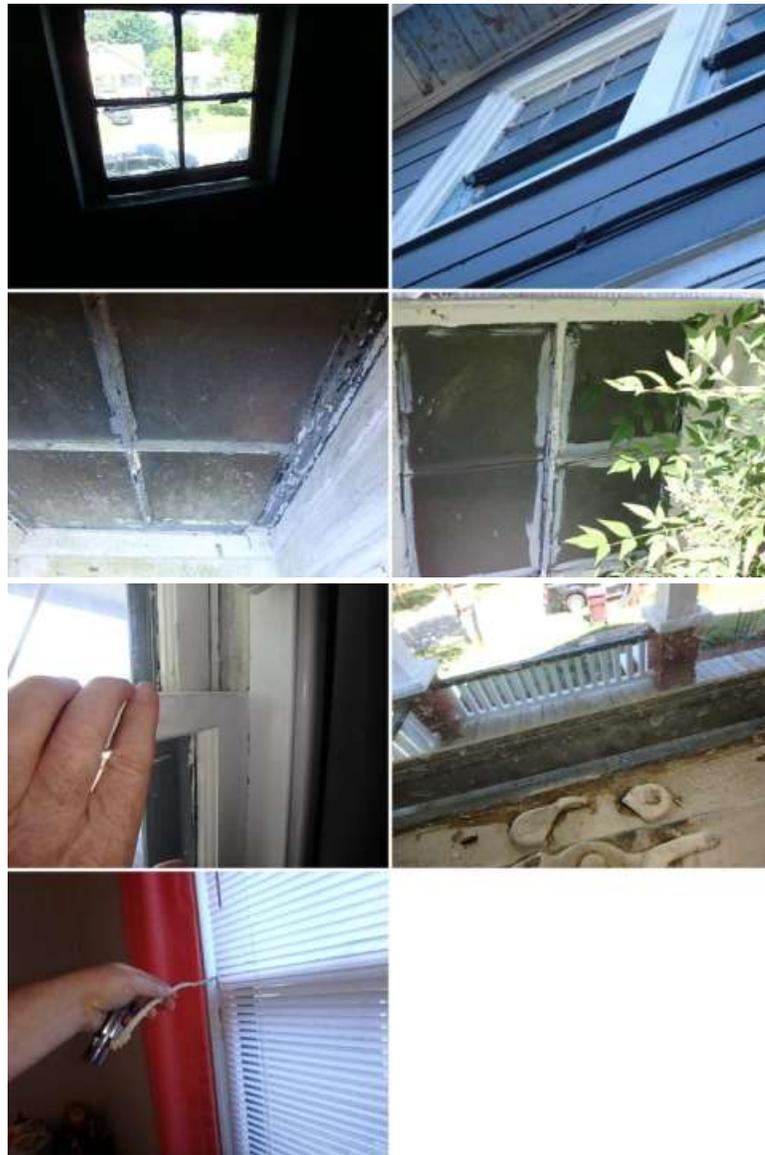
There are cracked window panes, damaged gable and crawl space windows, damaged locks and damaged/missing counter weights.

A licensed and insured window expert should further evaluate and make any recommendations or repairs as needed the windows as they should all be operable for safety.

Due to the conditions viewed at the time of inspection, it is recommended to consider replacing the existing windows.

A licensed and insured window expert should further evaluate and make any recommendations or repairs as needed the windows.





Interior Walls:

7.7 General Material:

The interior walls are composed of:
drywall
plaster

7.8 Maintenance Conditions:

Unable to inspect the interior of all closets.
Settlement cracks are noted at the doors.



7.9 Immediate Conditions:

Due to some of the conditions viewed, for example damaged walls, holes, loose tape joints etc, repairs are needed to some of the interior walls around the home to prevent further damage.

Have the large crack at the rear bedroom exterior wall further evaluated/repaired as needed.



Ceilings:

7.10 General Type:

The interior ceilings are composed of:

- drywall
- plaster
- acoustic panels

7.11 Immediate Conditions:

After the roof has been repaired/replaced the moisture damaged ceiling tiles should be replaced.

When acoustic tiles are installed in an older home with plaster it is normally due to damaged ceilings, evaluate/repair as needed.

Due to some of the conditions viewed, repairs are needed to some of the interior walls around the home to prevent further damage.



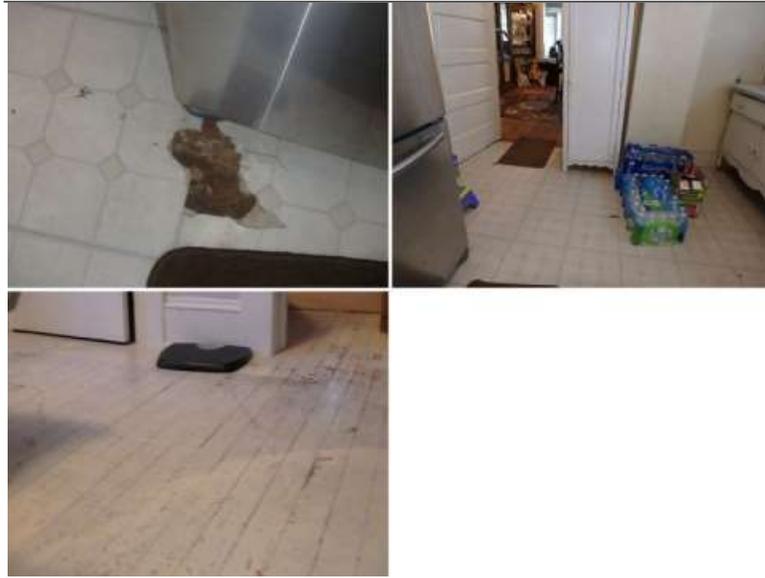
Floors:

7.12 Materials:

Hardwood flooring is installed in some rooms/areas in the home.
Tile flooring is installed in some rooms/areas in the home.

7.13 Maintenance Condition:

Due to the condition of the hardwood flooring it is recommended to refinish the floor to revitalize and protect. Damage and deterioration is noted to the tile. Have repaired or replaced as needed to ensure functionality. Uneven floors are not uncommon for a home of this age, monitor.



7.14 Immediate Conditions:

Secure the loose floor boards as needed within the home.



Fireplace:

7.15 Type:

The fireplace is noted to be a wood burning unit.



7.16 Condition:

The fireplace has been capped off/is no longer in use and was therefore not inspected. If the unit is ever to be used, a thorough inspection by a licensed chimney expert should be performed before first use.



Smoke / Fire Detector:

7.17 General:

It is recommended to add carbon monoxide detector or CO detectors within the home for safety. A carbon monoxide detector or CO detector is a device that detects the presence of the carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning.

There are some units that are missing and need to be replaced, Smoke detectors should be installed in each bedroom and in both upper and lower hallways for maximum safety. Testing for proper operation and installation of fresh batteries yearly is recommended.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Other Outbuildings:

8.1 Shed

There are two metal sheds located on the property.



8.2 Condition:

Major damage is noted to the shed structure. The damage is such that the shed should either be repaired or removed in order to prevent further damage and for safety. The shed is being phased in "AS IS" condition.



KITCHEN - APPLIANCES

Kitchen Sink:

9.1 Condition:

The kitchen sink appears to be in functional order at time of inspection.

9.2 Kitchen Sink:

The kitchen sink is composed of, stainless steel.



Range/ Oven:

9.3 Manufactured By:



9.4 Operated By:

The unit is gas fired.

9.5 Condition:

The stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children.

It is noted that the range/oven unit needs to be cleaned. It is recommended cleaning the unit as part of routine maintenance as needed.

Ventilation:

9.6 Ventilation Type

The ventilation type is:

internal

The manufacturer is Air Care.



9.7 Condition:

The vent filter needs to be cleaned in order to maintain proper function.

Refrigerator:

9.8 Refrigerator:

The refrigerator is manufactured by Samsung.



9.9 Condition:

At the time of inspection, the unit was cooling adequately.

Dishwasher:

9.10 Condition:

There is no unit installed at time of inspection.

Garbage Disposal:

9.11 Condition:

There is not a unit installed at time of inspection,

Microwave:

9.12 Microwave:

The manufacturer of the microwave is Kenmore.



9.13 The Condition Of The Microwave Is

Upon inspection the microwave appears to be operational.

Kitchen Interior:

9.14 Materials:

The kitchen cabinets are wood and the counters are laminate.



9.15 Condition:

The interior components in the kitchen show typical wear at the counters and heavy wear at the cabinets. Secure the top to the cabinet as needed. Add support to the shelving as needed.



Laundry:

9.16 Location:

The laundry facility is located in the utility.



9.17 Condition:

It is important to clean and maintain the dryer venting to prevent a fire hazard.



Washer And Dryer:

9.18 Washer:

The washing machine was manufactured by GE.

The washer was tested and appeared to function properly at time of inspection.

Secure the front to the washing machine as needed.



9.19 Dryer:

The dryer was manufactured by Frigidaire.

The unit was not tested at time of inspection due to clothes being in the unit.



If a washer is not installed at time of inspection, we are unable to test the plumbing system for proper function.

Recommend having thoroughly tested when unit is installed.

Dryer venting should be cleaned/maintained regularly as part of routine maintenance associated with home ownership.

If clothes are present inside the washer/dryer at time of inspection, we are unable to test those units. Therefore, we are unable to speak to the condition of said units.

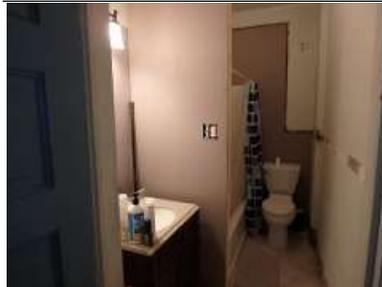
BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. **If a shower enclosure is present, and was installed before 1968, this should be evaluated further and certified. These enclosures are known to leak over time, and although this is not always visible at inspection it can be an ongoing issue and cause damage if not corrected.

Bathroom #1:

10.1 Bathroom Location:



10.2 Tub/Shower Plumbing Fixtures:

The tub/shower diverter is not functioning properly in bathroom #1 and should be repaired or replaced for proper function.



10.3 Tub/Shower And Walls:

Caulking is needed at the tub to the floor in bathroom #1 to avoid moisture intrusion.



10.4 Bathroom #1 Notes

The entire bathroom needs to be renovated due to the many conditions viewed at time of inspection.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

11.1 Walks:

The sidewalk is composed of:
concrete
pavers

11.2 Condition

The walkway appears to be in suitable condition at the time of inspection.

Landscaping:

11.3 Condition:

It is recommended to trim away bushes, plants and/or ivy away from structure to help prevent damage to the building materials.

Grading:

11.4 Site:

The grading is noted to be gentle at the front and rear of the home.

11.5 Condition:

The grade at foundation appears to be maintained and functional.

Patio, Porch And Decks:

11.6 Decks:

The deck is composed of:
wood



11.7 Condition:

Repair or replace any moisture damaged steps, deck boards, posts and railings as needed to prevent further damage and safety.

Replace all moisture damaged wood siding at the rear deck.

Repairs and supports needed under both front and rear porch.



11.8 Patio/Porch:
The patio/porch structure is open.



11.9 Condition:

Signs of settling at the rear porch posts, have further evaluated and repaired as needed.



Exterior Steps And Stoops:

11.10 Condition:

Point up the steps where needed to prevent moisture intrusion and further damage.

Secure the handrail as needed.

Damaged brick wall cap is noted.

Repair or replace any moisture damaged steps, boards, posts and railings as needed to prevent further damage and safety.





Fences & Gates:

11.11 Type:

The fences and/or gates are composed of:
wood

11.12 Condition:

The gate needs repairs and/or adjustments for proper function and latching.

