

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, April 17, 2024 4:34 PM
To: Chinh Q. Le
Subject: 712 Ridge Street - BAR action March 2024

Chinh: I apologize for the delay, but I'm finally getting to my *back-burner* stuff.

April 17, 2024

Certificate of Appropriateness
BAR 24-03-01
712 Ridge Street, TMP 250067000
Ridge Street ADC District
Owner/Applicant: Chinh Le
Project: Replace doors/windows, remove chimney, construct driveway

Mr. Le.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 19, 2024. The following action was taken:

Ms. Lewis moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements, chimney removal, and door replacement [note: the BAR omitted the proposed driveway] at 712 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR approves the request with the following conditions:

- Simulated divided light windows [are acceptable] with internal spacer bars.
- The existing [front] door can be removed and that a door replacement [be] approved by staff and [be appropriate for] a circa 1922 American Foursquare, drawing inspiration from [other doors] in the district.

Mr. Gastinger, second. Motion passed 7-1 (Zehmer).

Note: refer to the meeting minutes and video re: discussion of the proposed driveway.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=uzjazbhfohchjty5hs6f>

Per the provisions of City Code, this CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit.

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
March 19, 2024**



Certificate of Appropriateness Application

BAR 24-03-01

712 Ridge Street, TMP 250067000

Ridge Street ADC District

Owner/Applicant: Chinh Le

Project: Replace doors/windows, remove chimney, construct driveway



Background

Year Built: 1922. Harris-Carter House

District: Ridge Street ADC District

Status: Contributing

Two-story, three bay, American Four Square, low hipped, standing seam metal roof with deep eaves. The one-story porch features a low hip roof and four stucco piers. The house has a variety of single and double hung windows across the four elevations. Historic survey is attached.

Prior BAR Actions

August 20, 2019 – (19-08-09) BAR accepted (9-0) applicant’s request for deferral.

September 17, 2019 – (19-08-09) BAR approved (9-0) a CoA for a proposed light fixture, storm door, and the replacement of the two missing sashes [to be reviewed by staff and submitted for the record] and the BAR accepted the applicant’s request to defer action re: replacing the remaining windows; however, the BAR expressed a recommendation to repair the windows, not replace them. Link to applicant’s submittal and staff report (submittal includes photos of windows): [712 Ridge Street - BAR - Sept 2019](#)

Application

- Applicant Submitted: Narrative, photos, excerpts from November 2023 home inspection report. (Staff has compiled the germane information into a single document.)

Request CoA for:

- Replacement of existing windows with sash/frame inserts. Pella Lifestyle series.
- Removal of a structurally unsound chimney. Hole to be infilled with roof repair.
- Alterations to the front retaining wall to accommodate a driveway. New side walls and repairs to existing will be concrete, painted, to match the existing.
- Possible replacement of the front door.

Note: For almost four decades this house has served as a rental unit and has been poorly maintained, at best. Many of the necessary repairs—evident in the home inspection report—can be treated as *maintenance and repair*. If questions arise, staff will work with the applicant to address those appropriately.

Discussion

- Windows: Since visiting the property in 2019, it appears the exterior features have continued to deteriorate, with little if any evidence of interim maintenance. Staff cannot say the windows [sash] are beyond repair; however, staff must acknowledge that, unless willing to pay a premium, there are few local options for property owners looking to repair old windows. In discussions with staff, the applicant is willing to—though they would prefer not to—retain the existing sash of the first and second floor window in the primary façade.

If replacements are approved, staff recommends a condition of approval that if the windows have applied grilles on insulated glass, there will be internal spacer bars between the panes.

- Chimney: Staff recommends approval of the request. The chimney to be removed is significantly deteriorated and it is a smaller, secondary chimney for the furnace and located at the back of the roof.
- Driveway: Staff recommends approval. (Staff reviewed with zoning and engineering, and there are no issues with allowing wall breach and driveway.) The applicant has not determined the paving type. The BAR can require that be submitted for approval, when selected, or include a condition the paving will be consistent with Chapter 2, item E. *Walkways and Driveways*.
- Front Door: (The frame and glazed transom will be retained.) It is likely the existing door is original, but it has been compromised by lack of maintenance, damage, and the installation of at least four separate locksets. Staff believes elements can be salvaged and the door reconstructed, but not repaired. If replacement is allowed, staff recommends the BAR allow staff to work with the applicant to select an architecturally appropriate door.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements, chimney removal, and alterations for a driveway at 712 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR [approves the request].

[approves the request with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements, chimney removal, and alterations for a driveway at 712 Ridge Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the ADC District, and that for the following reasons the BAR denies the request: [...].

Criteria, Standards and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and

- viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 4 Rehabilitation](#)

Pertinent Design Guidelines for Site Design and Elements

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.

- 5) Limit asphalt use to driveways and parking areas.
 - 6) Place driveways through the front yard only when no rear access to parking is available.
 - 7) Do not demolish historic structures to provide areas for parking.
- [...]

Pertinent Design Guidelines for Rehabilitations.

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

[...]

G. Roof

[...]

- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.

HARRIS-CARTER HOUSE



STREET ADDRESS:	712 Ridge Street
MAP & PARCEL:	25-67
VDHR FILE NUMBER:	104-25-47
CITY FILE NUMBER:	689
PRESENT ZONING:	R-3
ORIGINAL OWNER:	H. G. Clark
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (Residence)
PRESENT OWNER:	Maryetta B. Harris
ADDRESS:	206 Fifth Street SW Charlottesville, VA
HISTORIC NAME:	Harris-Carter House
DATE/PERIOD:	1922
STYLE:	Four Square
HEIGHT IN STORIES:	two stories
DIMENSIONS AND LAND AREA:	67' x 162' (10,854 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb/Pres. Assoc. of VA (Smead)
DATE OF SURVEY:	1993
SOURCES:	City/County Records Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Map Co. - 1920, 1929 Charlottesville City Directories

HARRIS-CARTER HOUSE

ARCHITECTURAL DESCRIPTION

This 2-story, 3-bay, large frame four-square has subtle Prairie-style elements. It has a low hipped roof, clad with standing-seam metal, with deep eaves. There is a wide front dormer that also has a low hipped roof and deep eaves. Across the front facade is a three-bay, one-story porch with a low hipped roof, and large square stuccoed piers with simple caps. The centrally-placed entrance has a transom. The windows are four-over-one, eight-over-one, and one-over-one double-hung wood sash. To each side of the entrance are three-part windows consisting of eight-over-one double-hung sash flanked by four-over-one double-hung sash units, and there is a small paired window with two one-over-one double-hung sash units in the second floor over the entrance. A three-part window with one-over-one double-hung sash is in the dormer. There are three brick interior chimneys, with one that is larger than the others inside the northeast wall. The house has had its stucco walls covered with aluminum siding, and its foundation walls have been plastered over. It stands on an elevated lot fronted by a concrete retaining wall, and the yard contains pine trees and evergreen shrubs.

HISTORICAL DESCRIPTION

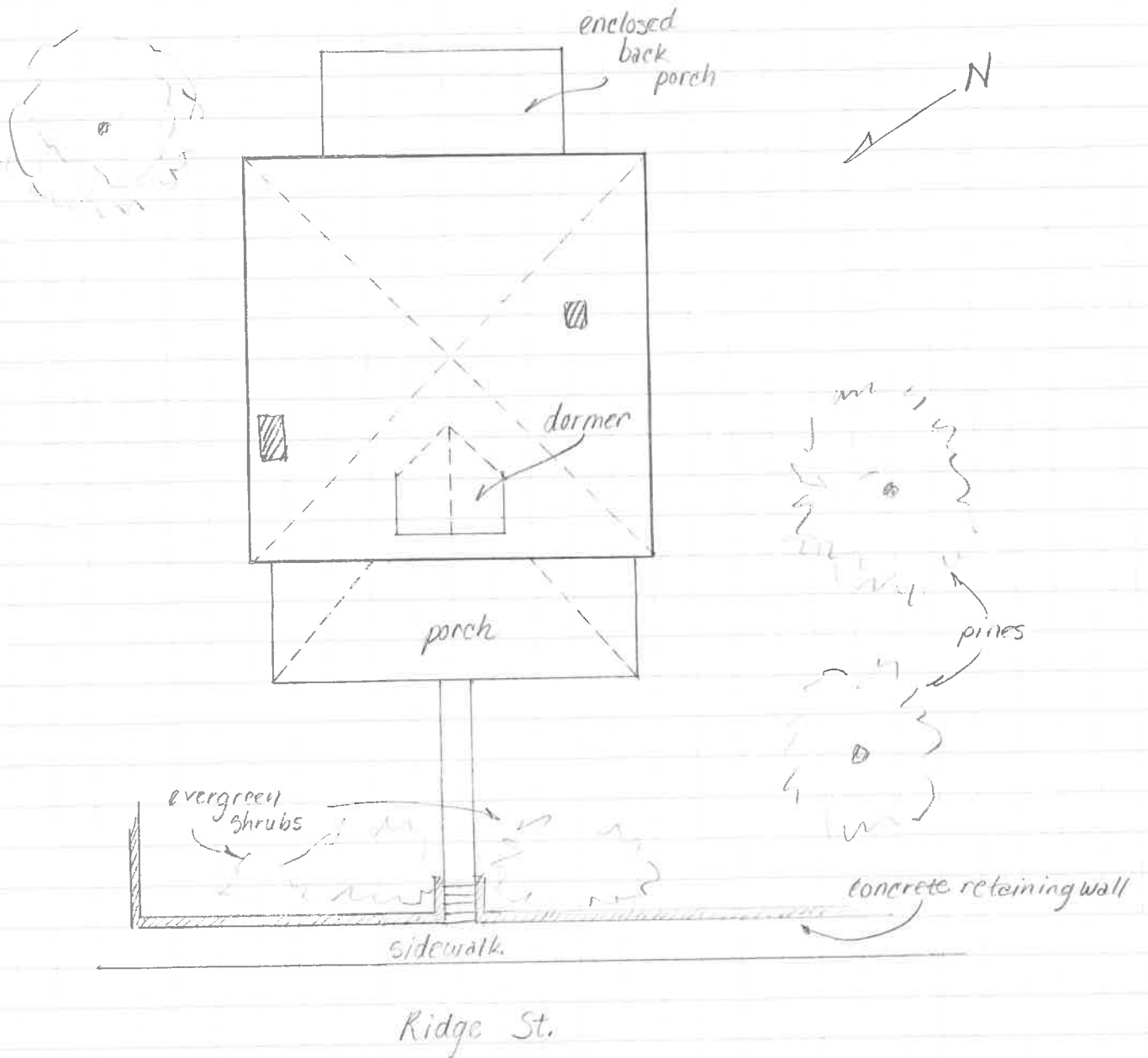
This lot was a part of the old Albemarle Military Institute. A four-story building known as "the Flagg House", which was probably demolished c. 1913, stood in this vicinity. The steps leading up from the sidewalk south of the present house may have been associated with it. Barksdale Street was named for the Barksdale family who owned the Flagg House from 1879 to 1913 (ACDB 75-163; City DB 24-452). H. G. Clark purchased this lot in two sections in 1921 and 1922 (City DB 37-103 and 294). He built this house in 1922, according to tax records, and sold it the same year to Freda Kobre (DB 42-163). The Kobre family operated the Victory Shoe Store. They sold the house in 1925 (DB 50-464), but bought it back in 1943 (DB 114-393). James and Irma B. Carter bought the house from Tillie Kobre Miller in 1957 (WB 7-26; DB 114-393, 198-101). They covered the stuccoed walls with aluminum siding and enclosed the back porch in 1964. Maryetta B. Harris bought the house from their heirs in 1987 and uses it as rental property (WB 27-7, 29-752; DB 490-35, 515-263). Additional References: City DB 52-105, 90-263, 114-310.

STATEMENT OF SIGNIFICANCE

The Harris-Carter House is significant as an example of a large, well-built four-square with characteristics of the Prairie style. Its integrity has been somewhat compromised by the aluminum siding that covers the stucco walls, but the house retains its other important original features, and in scale and style it is compatible with the other contributing residences in the Ridge Street Historic District.

HARRIS-CARTER HOUSE
712 RIDGE ST.

VDHR FILE NO. 104-25-47



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-047

Property Name:
Historic/Current Harris-Carter House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
=====

25 67

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 712 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	
1	Building	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	
1	House	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1922
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Four Square

of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 3
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Dormers		Hipped	Wood	
Foundation			plastered	
Porch		Front	Stucco	Craftsman/Prairie
Roof		Hipped	Metal	Standing seam
Windows		double-hung sash	Wood	1/1, 4/1, and 8/1

Brief Architectural Description of Primary Resource:

This two-story, three-bay, large frame Four Square has subtle Prairie-Style elements. It has a low hipped roof, clad with standing seam metal, with deep eaves. There is a wide front dormer that also has a low hipped roof and deep eaves. Across the front facade is a three-bay, one-story porch with a low hipped roof, and large square stuccoed piers with simple caps. The centrally-placed entrance has a transom. The windows are four-over-one, eight-over-one, and one-over-one double-hung wood sash. To each side of the entrance are three-part windows consisting of eight-over-one double-hung sash flanked by four-over-one double hung sash units, and there is a small paired window with two one-over-one double-hung sash units in the second floor over the entrance. A three-part window with one-over-one double-hung sash is in the dormer. There are three brick interior chimneys, with one that is larger than the others inside the northeast wall. The house has had its stucco walls covered with aluminum siding, and its foundation walls

have been plastered over. It stands on an elevated lot fronted by a concrete retaining wall, and the yard contains pine trees and evergreen shrubs.

Brief Architectural Description of Additions and Alterations
The stucco walls were covered with aluminum siding and the back porch was enclosed in 1964.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Ridge Street Historic District

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

This lot was a part of the old Albemarle Military Institute.

A four-story building known as "the Flagg House", which was probably demolished c. 1913, stood in this vicinity. The steps leading up from the sidewalk south of the present house may have been associated with it. Barksdale Street was named for the Barksdale family who owned the Flagg House from 1879 to 1913 (ACDB 75-163; City DB 24-452). H. G. Clark purchased this lot in two sections in 1921 and 1922 (City DB 37-103 and 294). He built this house in 1922, according to tax records, and sold it the same year to Freda Kobre (DB 42-163). The Kobre family operated the Victory Shoe Store. They sold the house in 1925 (DB 50-464), but bought it back in 1943 (DB 114-393). James and Irma B. Carter bought the house from Tillie Kobre Miller in 1957 (WB 7-26; DB 114-393, 198-101). They covered the stuccoed walls with aluminum siding and enclosed the back porch in 1964. Maryetta B. Harris bought the house from their heirs in 1987 and uses it as rental property (WB 27-7, 29-752; DB 490-35, 515-263). Additional References: City DB 52-105, 90-263, 114-310. The Harris-Carter House is significant as an example of a large, well-built Four Square with characteristics of the Prairie Style. Its integrity has been somewhat compromised by the aluminum siding that covers the stucco walls, but the house retains its other important original features, and in scale and style it is compatible with the other contributing residences in the Ridge Street Historic District.

BIBLIOGRAPHY

=====

Type of Record Citation

City Records

Charlottesville City Deed Books and Will Books

County Records

Albemarle County Deed Books

Book

Alexander, Recollections of Early Charlottesville

Map
Sanborn Map Company

City Directory
Charlottesville City Directory

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13466	30 - 32	11/23/1993

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Reconnaissance Survey	Smead, Susan and Bibb, Eugenia	11/23/1993

5-67 ✓

#689 R-3
67x162

712 Ridge St
5th St SW

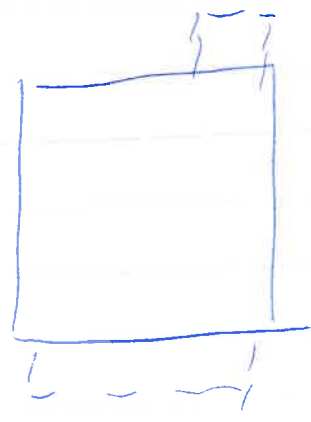
75-265 Maryetta B. Harris 1988 correction
 190-35 " " 1987
 1B 29-252 Robt L Carter 1986
 1B 27-7 James L " 1983
 198-101 } James & Irma B " 1957
 114-393 }
 1B 7-26 Tillie Miller
 Isaac Kober

162
 767

 1134
 972

 10854

2-5, 1/2 B, 1-fam, 8 rooms
 brick found, alum. over stairs, metal steps
 are const
 1964 - alum siding + encl rear porch



City Dir

1953 Bernard + Tillie Miller (Victory Shoe Store)
2 apt

1962, 190³⁸⁵ James L Carter

712 Ridge

14-393 Shen. Life Ins Co, Inc -> Freda & Isaac Kobre \$5,800
1/16/1943 712 Ridge St
same

14-310 Bertha & Felix Lepchitz -> Shen Life Ins Co \$5,500
1/14/1943 712 Ridge St
same as 90-263

10-263
1/28/1936 M M & Ida D Herson -> Bertha Lepchitz
69' lot on E side Ridge, w/ imp't
same as 52-105

12-105 Ida Dora Herson -> her husband, M M Herson
1/10/1925 69' lot
same as 50-464

10-464 Freda & I. Kobre -> Ida Dora Herson gift
1/22/1935 69' lot on E side Ridge St
same as 42-163, fr HB Clark 1922
Herson to assume loan (DB 47-236, 1924)

12-163 HB & Lucille Owen Clarke -> Freda Kobre (non Isaac Kobre) \$9,650
1/1/1922 69' lot on E side Ridge St

72' S of - the old Flagg property, now owned by
B E Wheeler
north of HB Sparks -> IF Jones 1920 (35-263)

consists of 2 lots:

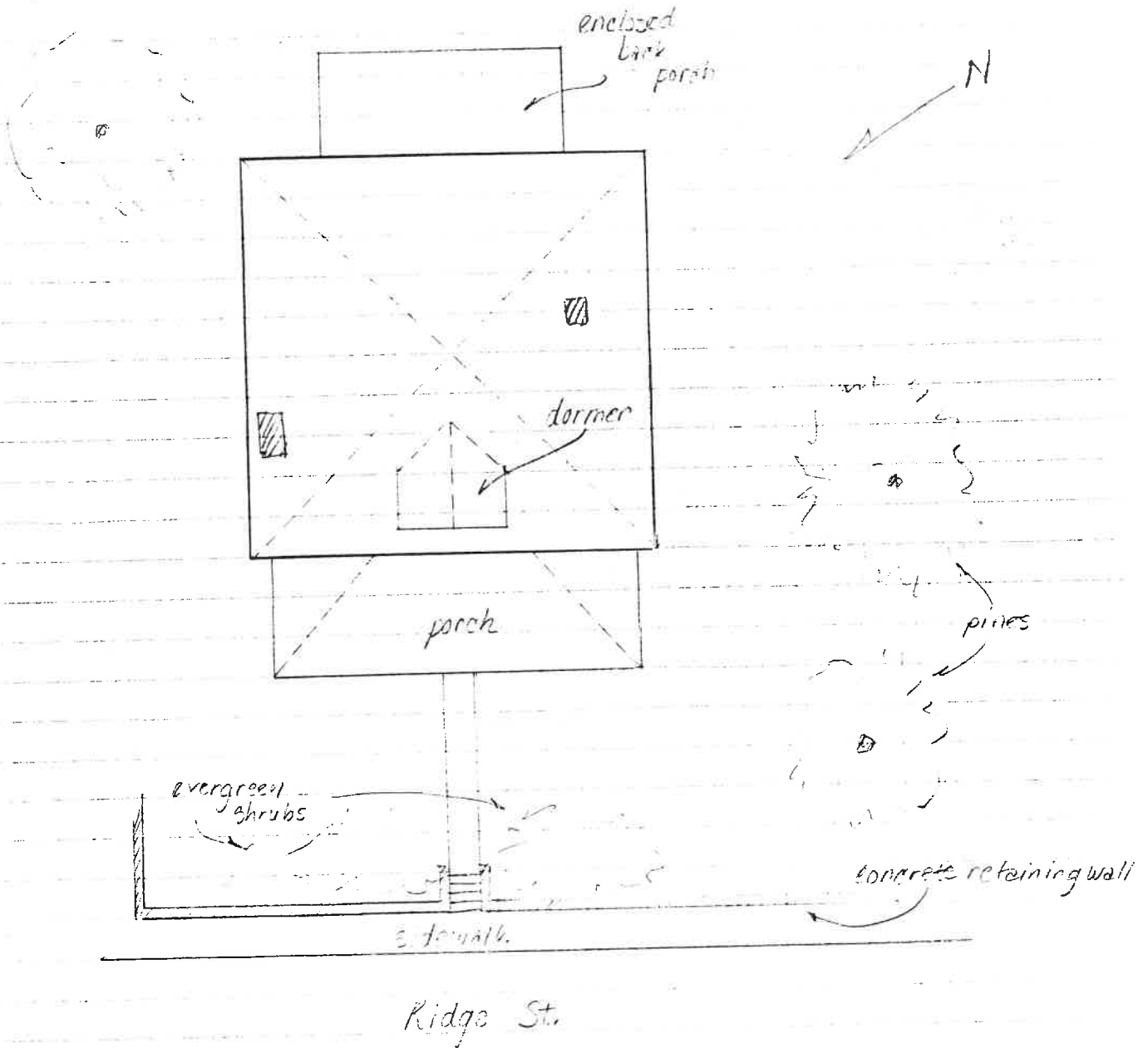
a) 37-103, fr J Emmett Cleason, 1920

b) 37-294, fr 2 F & Lucy F Jones, 1921

1923, 24, 25	Freda Kobre	712 Ridge	$600 + 3600 = 4200$	for Clarke
1926	"	"	"	"
1926	H M Henson	"	$1100 + " = 4700$	for Kobre
1921	H & Clark	52 x 14 E side Ridge	$500 + 0 = 500$	for Emmett Bleason
1922	HE "	60 x 270 " "	$600 + 3600 = 4200$	for R F Jones

HARRIS-CARTER HOUSE
712 RIDGE ST.

ORDER NO. 104-25-47



SUSAN R. SMENO
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1992



Date 11/23/93 File No. 104-25-47

Name 712 Ridge St.

Town City of Charlottesville

County _____

Photographer Susan E. Smead

Contents 3 exterior

BAR Application
712 Ridge Street, Charlottesville, VA 22901
Description of Work
Supplemental Submission

We recently purchased the home located at 712 Ridge Street, Charlottesville, VA 22901. The historic survey documents for the property are attached. We are requesting the BAR's approval to make three categories of exterior changes to property:

- We seek permission to replace the windows in the home.
- We seek permission to add a driveway cutout.
- We seek permission to remove a chimney stack that is unused and structurally unsound.

More information on all three of these requests is provided below.

Attachments and referenced documents.

- Historic survey documents for 712 Ridge Street
- September 2019 BAR application of prior owner (including photos). [Link]
- Description of Pella Lifestyle Series, wood double hung windows. [Link]
- Elevation sketch of window locations for home.
- Pella window replacement detailed proposal.
- Sketch of proposed driveway cutout and replacement retaining wall.
- Marked photo of property indicating approximate proposed driveway location and proposed buried power line (aerial view).
- Marked photo of property indicating approximate proposed driveway location and replacement retaining wall (front view).
- Housing Inspection Report for property (including photos). [**BAR staff note: Included in this summary are excerpts from home inspection report specifically related to the CoA request; however, the entire 73-page report is included in the packet for this project.**]

Window replacement.

It is our understanding that, the property's prior owner sought to replace a subset of the windows because they were broken and/or inoperable. See BAR Application dated September 2019 (Link: [BAR_712_Ridge_Street_Sept2019.pdf\(charlottesville.org\)](#)) That application included a number of photos of the state of the windows at that time. The windows have only further deteriorated over the past five years since that application was submitted. We request permission to replace all of the existing windows in the house (with the exception of the windows in the back porch) with white Pella brand windows, Lifestyle Series, Wood Double Hung). [Buy Lifestyle Series Wood Double-Hung Windows Online | Pella](#)

Attached is the proposal from our contractor that provides additional information about each of the proposed replacement windows. Also attached is an elevation sketch indicating the location of each of the windows and the number of lites (upper/lower) they have.

It is our understanding that the prior application was denied by the BAR in large part because the proposed window replacements were standard sizes and that the existing openings would have to be altered to accommodate them, thus resulting in a substantial modification to the original exterior appearance of the home. The replacement windows we propose would all be custom-sized to fit existing openings precisely, and they would fully replicate the number of lites (upper and lower) in the existing windows at all locations. We intended to preserve the appearance of the original exterior of the home and to restore its condition.

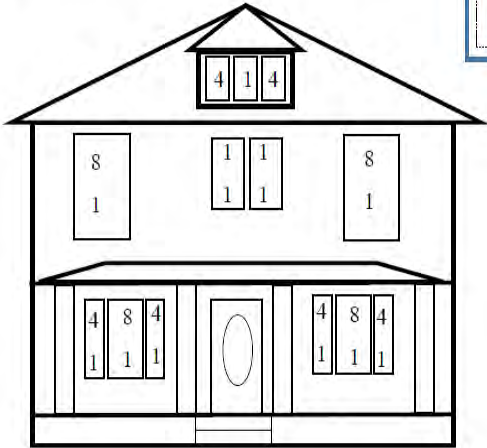
We are also in the process of seeking the expert advice of Charlottesville Glass and Mirror to see if the existing six front windows on the first floor (three on each side) can be preserved, repaired, and reglazed. We would do our best to explore that restoration option for these six, prominent windows—if it is reasonable to do so—rather than to replace them. But we seek permission from the BAR to be able to move forward with replacement if that is the best option.



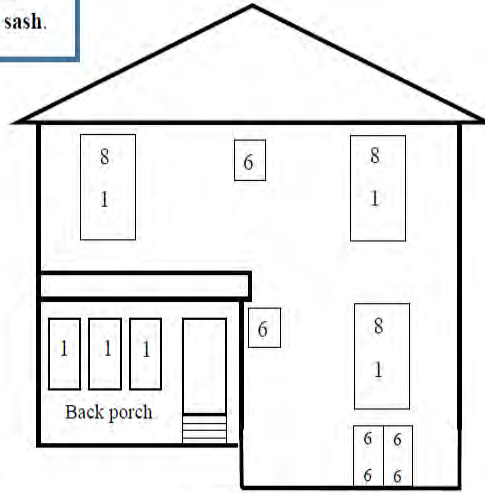
Windows

712 Ridge Street

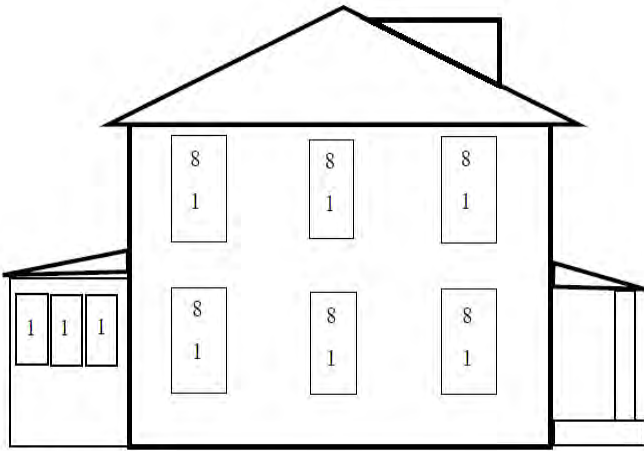
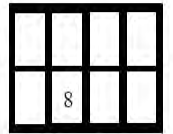
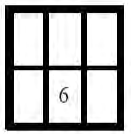
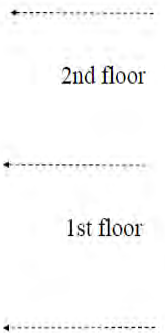
8	Indicates window with an 8-lite upper sash over a 1-lite lower sash.
1	



Front Elevation (west)

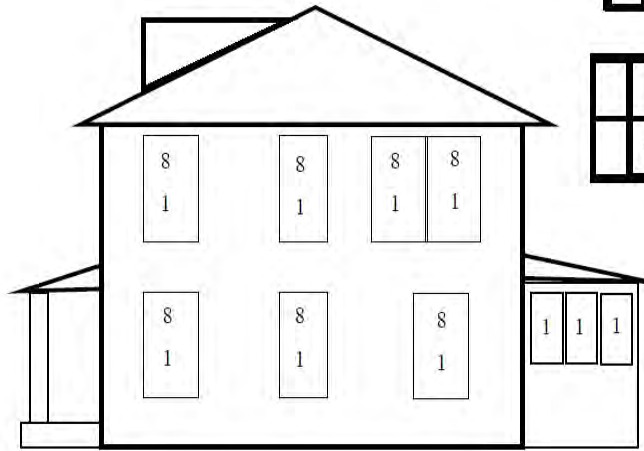


Rear Elevation (east)



Back porch

Side Elevation (north)



Back porch

Side Elevation (south)

NOT TO SCALE

25 June 2019
Lite configuration per site photos 2 Aug 2019

Windows



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

Windows

2.2 Windows

Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



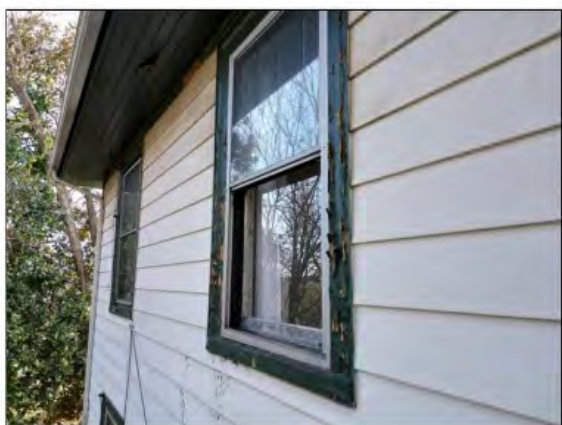
2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



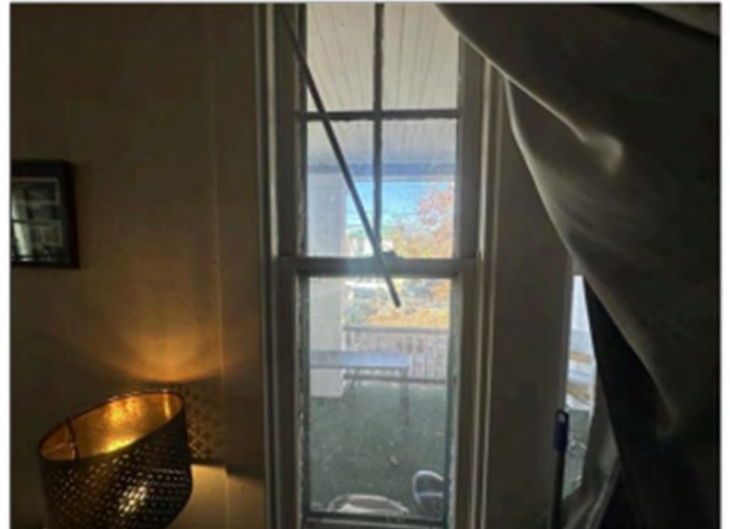
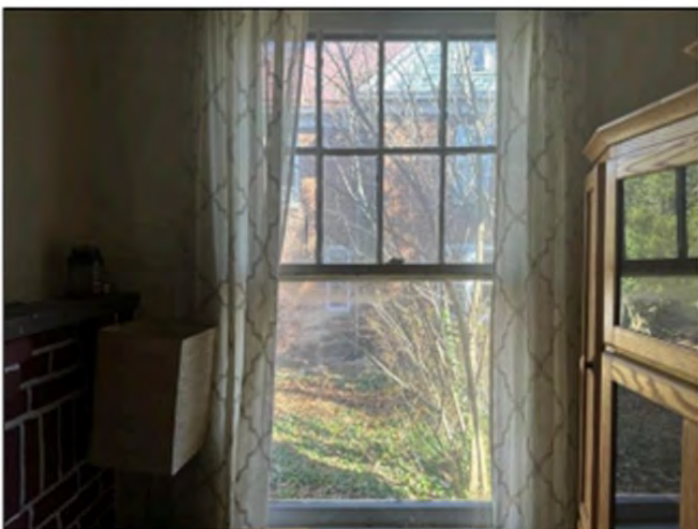
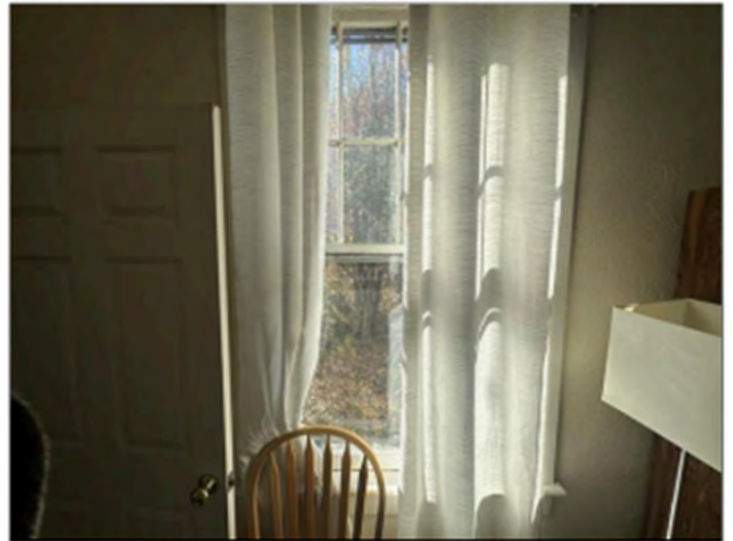
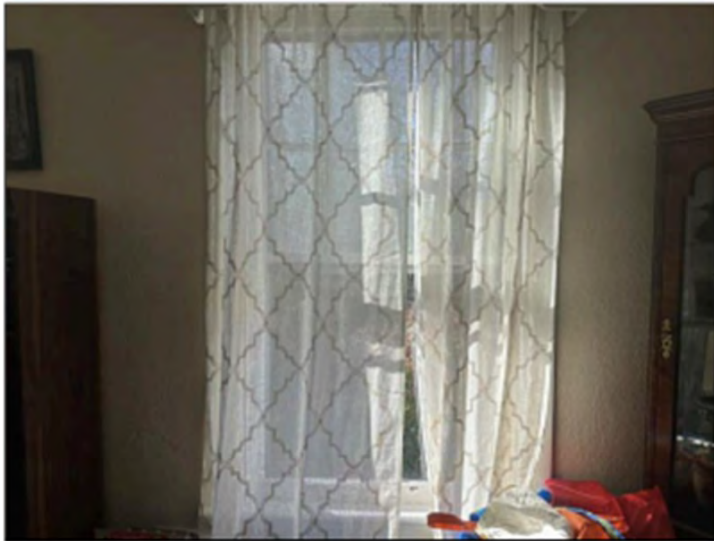
2.2 Item 5(Picture)

Windows

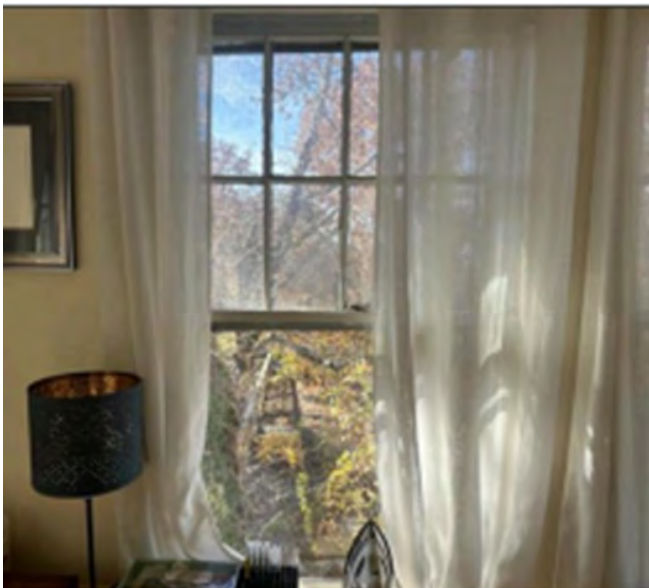
8.6 Windows (representative number)

Inspected, Repair or Replace

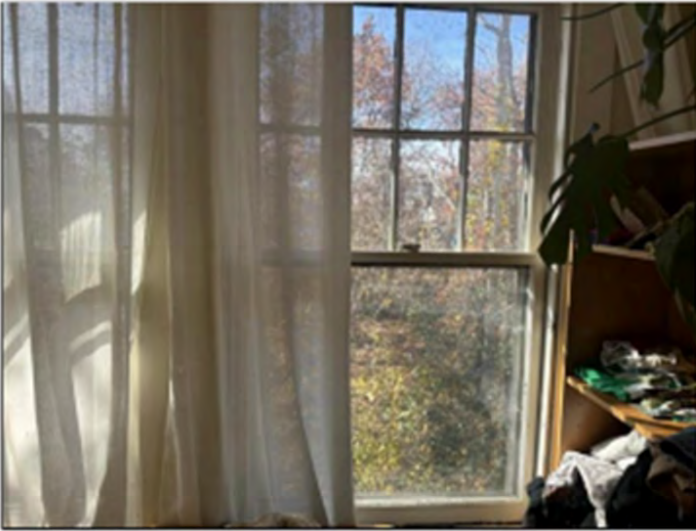
There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



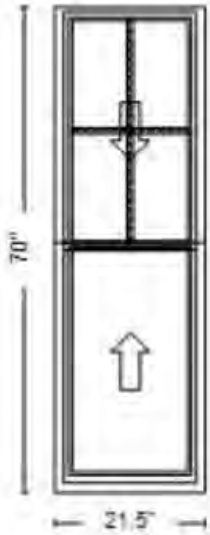
Windows



Windows



Summary of Pella Lifestyle Series windows

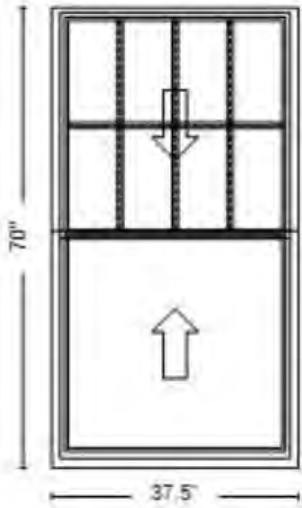


Description: Lifestyle, Double Hung, 21.5 X 70, Without HGP, White
 Rough Opening: 22.25" X 70.75"

Qty: 4



Front Elevation (west)



Description: Lifestyle, Double Hung, 37.5 X 70, Without HGP, White
 Rough Opening: 38.25" X 70.75"

Qty: 6

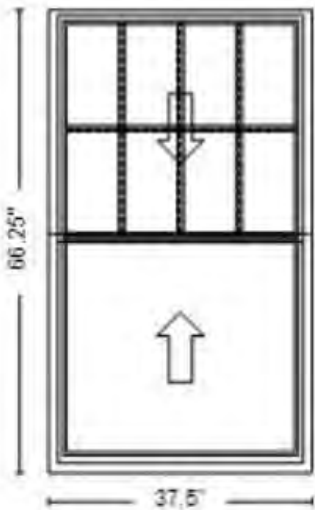


Front Elevation (west)

an 8-lite upper sash over a 1-lite lower sash.



Rear Elevation (east)

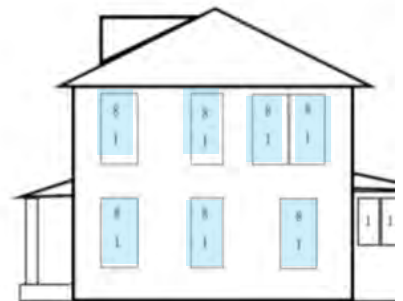


Description: Lifestyle, Double Hung, 37.5 X 66.25, Without HGP, White
 Rough Opening: 38.25" X 67"

Qty: 12

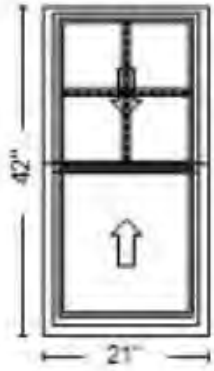


Side Elevation (north)



Side Elevation (south)

Summary of Pella Lifestyle Series windows

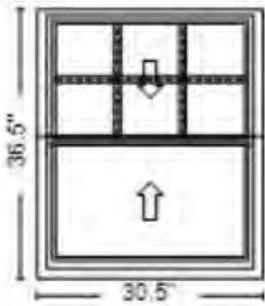


Description: Lifestyle, Double Hung, 21 X 42, Without HGP, White
 Rough Opening: 21.75" X 42.75"

Qty: 2



Front Elevation (west)

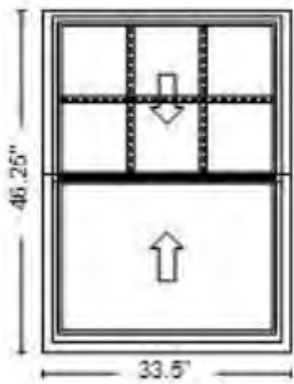


Description: Lifestyle, Double Hung, 30.5 X 36.5, Without HGP, White
 Rough Opening: 31.25" X 37.25"

Qty: 2



Rear Elevation (east)

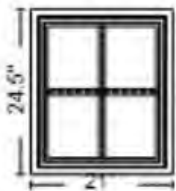


Description: Lifestyle, Double Hung, 33.5 X 46.25, Without HGP, White
 Rough Opening: 34.25" X 47"

Qty: 2

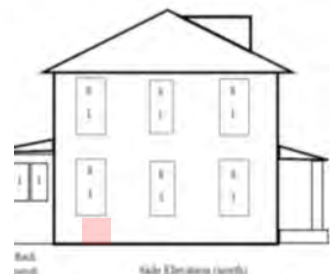


Rear Elevation (east)



Description: Lifestyle, Sash Set, Fixed, 21 X 24.5, Without HGP, White
 Rough Opening: 21.75" X 25.25"

Qty: 1



Side Elevation (north)

Possible front door replacement.

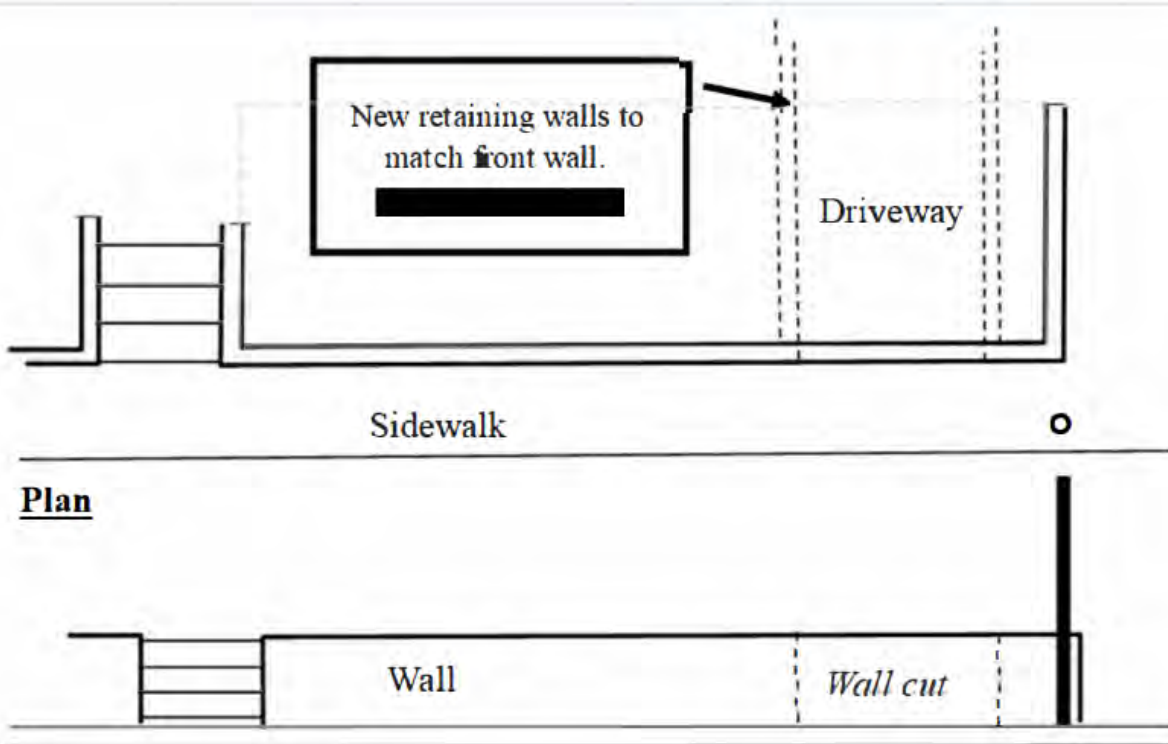


Possible option.

Driveway cutout.

The property currently does not have off-street parking, although many other homes on the street do. We seek permission to build a driveway off of Ridge Street on the right side of the home. In doing so, we would also like to have Dominion Power bury the electrical line underground.

There is currently a retaining wall in front of the property. If we are permitted to cut the curb to install the driveway, we would repair any cuts to the retaining wall and build the new sides as a parged, concrete block wall to match the existing wall. Please find attached several photos and sketches that provide more information on the proposed work. We seek permission to hire a contractor to obtain permits and work with the City of Charlottesville and Dominion Power to move forward with the driveway installation.



Plan

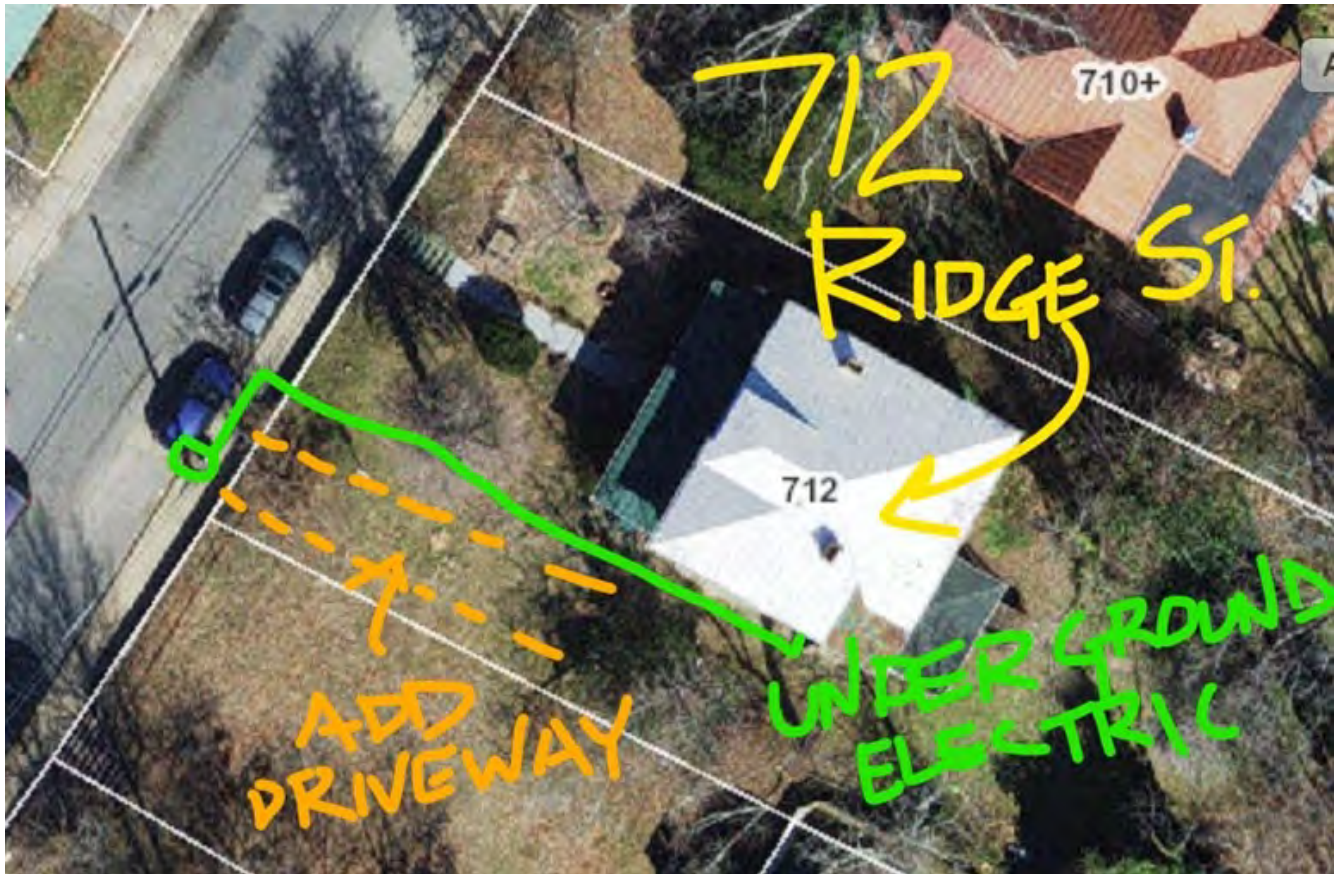
Elevation



Driveway cutout.



Driveway cutout.



Chimney Removal.

The home currently has two chimneys, one on the left side of the house, which is connected to a working fireplace, and one on the right side of the house, which is no longer in use. The housing inspection report we obtained prior to purchasing the house, which is attached, indicates that the chimney on the right side of the house is structurally unsound, unsafe, and needs to be removed or rebuilt. ([see below] See pages 10-11, 12-13; photos included.) The top of the chimney is visibly uneven to the naked eye, and the base of the chimney is also bulging and vulnerable to collapse.

Because the chimney on the right side of the house is dangerous and no longer working, and because there is a prominent (and still functioning) chimney on the other side of the house, we propose hiring a masonry professional to remove the entire chimney from the ground up. Removing the chimney so would save us from having to completely reconstruct a chimney structure that would remain unused and that would take up space in the middle of the right side of the home and that would prevent efficient use of the space inside the home.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

Chimney Removal.



1.0 Item 1(Picture)





Inspection Report

Chinh Le

Property Address:
712 Ridge Street
Charlottesville Virginia 22902



Virginia's Choice Home Inspections

Hunter Rayfield (DPOR #3380002118)
PO Box 521
Madison, Virginia 22727
(334) 462-0557

Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>2</u>
<u>Intro Page</u>	<u>3</u>
<u>Summary</u>	<u>4</u>
<u>1 Roofing</u>	<u>26</u>
<u>2 Exterior.....</u>	<u>31</u>
<u>3 Structural Components.....</u>	<u>36</u>
<u>4 Heating / Central Air Conditioning</u>	<u>41</u>
<u>5 Plumbing System.....</u>	<u>45</u>
<u>6 Electrical System.....</u>	<u>50</u>
<u>7 Insulation and Ventilation</u>	<u>56</u>
<u>8 Interiors</u>	<u>58</u>
<u>9 Built-In Kitchen Appliances</u>	<u>72</u>

General Info

Property Address

712 Ridge Street
Charlottesville Virginia 22902

Date of Inspection

11/14/2023

Report ID

2023.11.14 - 712 Ridge Street

Customer(s)

Chinh Le

Time of Inspection

08:45 AM

Real Estate Agent

Mal Webb
Nest Realty

Inspection Details

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

78 Years Old

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Comment Key & Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Blue Text (Recommendation) = Recommendation for minor repair work, monitoring, or advice on upkeep of assets

Red Text (Material defect) = Deemed a material defect and requires immediate repair or replacement by a qualified contractor

Green Text (Safety Issue) = Safety hazard that needs immediate repair or replacement by a qualified contractor

Summary



Virginia's Choice Home Inspections

**PO Box 521
Madison, Virginia 22727
(334) 462-0557**

Customer
Chinh Le

Address
712 Ridge Street
Charlottesville Virginia 22902

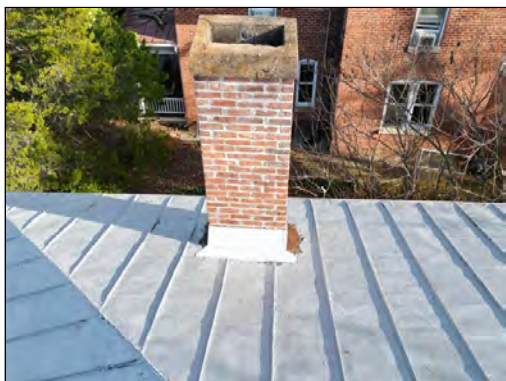
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(2) I recommend installing a bird screen and rain guard over the chimney cap(s) to properly protect the flue and interior space from water/pest intrusion. This task can be completed by a qualified chimney sweep.



1.2 Item 4(Picture)



1.2 Item 5(Picture)

1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) I recommend adding downspout extensions (minimum of 5' away from building face) to promote positive stormwater runoff. Moving as much water away from the building face and foundation will help reduce moisture intrusion into the foundation/crawl space/basement and from adversely affecting the structural framing of the home.



1.3 Item 1(Picture)

(2) The gutter on the rear right side of the home is damaged. This needs to be repaired to ensure the gutter functions properly. A qualified gutter specialist can complete this task.



1.3 Item 2(Picture)

2. Exterior

2.2 Windows

Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



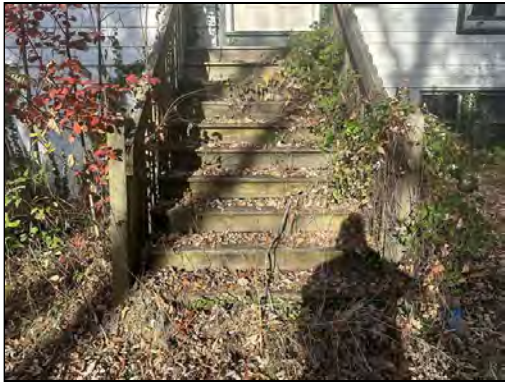
2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(2) The wood steps in the backyard are past their useful life and are in need of replacement. I recommend having a qualified decking contractor replace the steps to current standards.



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

There is a hole in the soffit on the left side of the home. This can allow animals to gain access to the attic. I recommend a qualified contractor replace the broken section of the wood soffit. Item 1(Picture)



2.5 Item 1(Picture)

3. Structural Components

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) The majority of the below-grade brick foundation at the rear of the home is in need of pointing-up.

This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

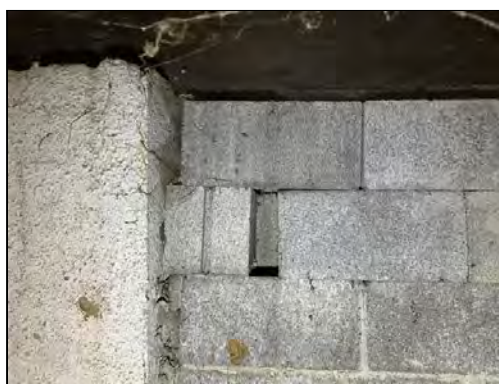


3.0 Item 3(Picture)

(2) The majority of the above-grade block foundation at the rear of the home is made of dry stacked block without mortar joints. This area needs to be pointed up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(3) The rear CMU foundation wall has settled and is no longer supporting the structure above. I recommend a licensed masonry contractor investigate further and repair the structure.



3.0 Item 8(Picture)

3.1 Walls (Structural)

Inspected, Repair or Replace

The structural brick is missing on the left side of the basement exterior door frame. The brick needs to be replaced to give the door frame proper structural support. I recommend a qualified mason to complete this task.

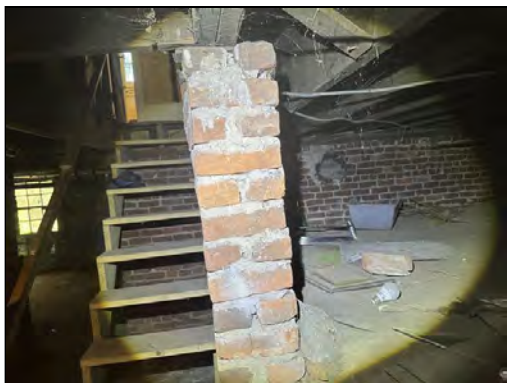


3.1 Item 1(Picture)

3.2 Columns or Piers

Inspected, Repair or Replace

The brick support column in the basement is leaning, weakening it's structural integrity. I recommend a qualified mason rebuild the column.



3.2 Item 1(Picture)

3.3 Floors (Structural)

Inspected, Repair or Replace

There were three (3) cracked floor joist in the basement. The effectiveness of these joist being able to support the floor above has been compromised due to the broken joists. I recommend having a licensed contractor repair as needed to properly support the floor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

3.5 Roof Structure and Attic

Inspected, Repair or Replace

(1) The chimney on the right side of the home needs to be rebuilt as it is unsafe and unstable. I recommend a qualified mason investigate and recommend a solution.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) Rafters and sheathing inside the attic indicate evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. I recommend monitoring as my probing revealed that the majority of the charring was superficial as the roof structure was in, stable condition during the inspection.



3.5 Item 4(Picture)



3.5 Item 5(Picture)

4. Heating / Central Air Conditioning

4.0 Heating Equipment

Inspected, Repair or Replace

Circulating Boiler :

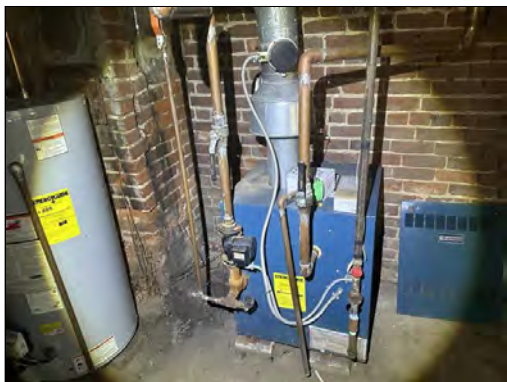
Manufacturer - BURNHAM

Model # - 206NS - BEI2

Serial # - 64120964

Date of Manufacture - JUNE 1999

The circulating boiler was working at the time of the inspection. However the unit was not fully combusting the natural gas this is causing the unit to run less efficiently. I recommend a qualified boiler technician inspect further and repair. This unit is past the national life expectancy rate of 15-20 years. I recommend having the unit serviced and starting a budget for it's eventual replacement.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
Inspected, Repair or Replace

(1) I recommend having the chimney inspected by a qualified chimney sweep before use as the inspection conducted today is a visual inspection and does not take into consideration the current status of the inner workings of the chimney flue.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

(2) The right side chimney's structural brick is failing and in need of rebuilding. This can impact the effectiveness of any gas-powered appliances' ability to properly ventilate carbon monoxide gas to the exterior. I recommend a licensed mason complete this task.



4.5 Item 3(Picture)

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) There is no P-Trap installed at the upstairs bathroom sink. A P-Trap is designed to get sewer gases from back flowing into the home. I recommend a licensed plumber investigate and the necessary repairs to each sink.



5.1 Item 1(Picture)

(2) The upstairs toilet was loose during the inspection. First, I recommend tightening the T-bolts on the flanges of the toilet. If that does not secure the toilet then the wax ring is more than likely broken and will need to be replaced. I recommend having a licensed plumber investigate further and correct as needed.



5.1 Item 2(Picture)

(3) The main level half bath sink has an S-trap installed for the drain. S-traps are considered illegal in today's construction due to the fact that the configuration of the trap has the potential of siphoning all water from the trap when used causing sewer gases to build up in the home, which defeats the purpose

of the trap. I recommend having a licensed plumber repair the piping as needed such that only a p-trap can be installed and remove the risk of siphoning of the trap system.



5.1 Item 3(Picture)

5.6 Sump Pump

Inspected, Repair or Replace

The sump pump did not have a proper cover that was secured to the floor to prevent unwanted gases from emitting in the home. I recommend having a licensed plumber install one.



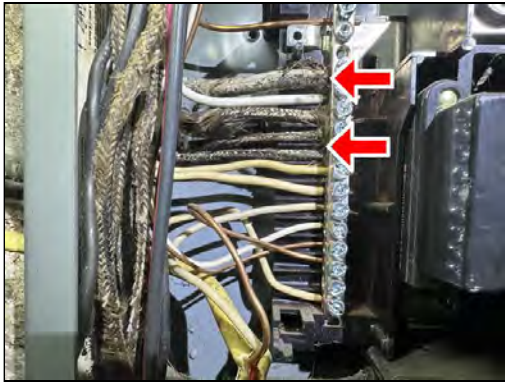
5.6 Item 1(Picture)

6. Electrical System

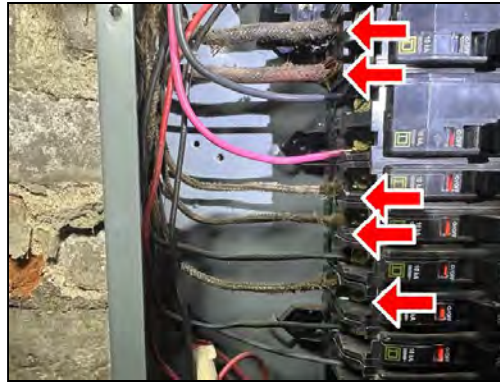
6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

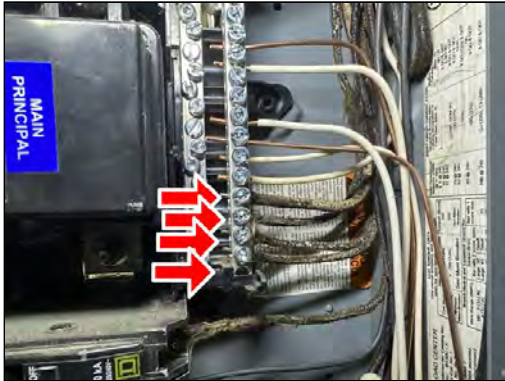
(1) There was cloth wiring present in the panel. This has been known to cause fires in the past and is no longer used in construction today. I recommend having a licensed electrician investigate further and correct as needed for safe operation.



6.2 Item 1(Picture)

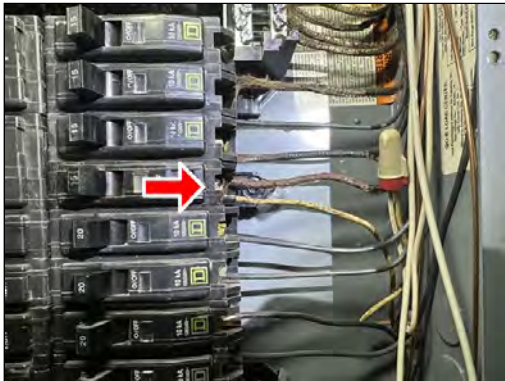


6.2 Item 2(Picture)

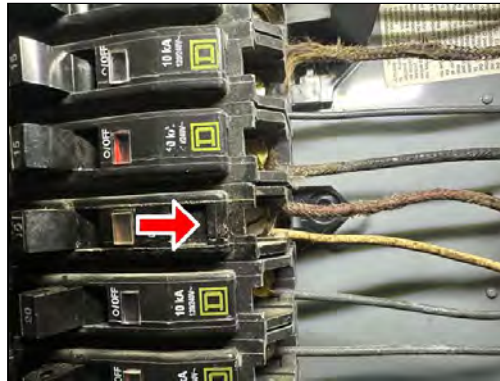


6.2 Item 3(Picture)

(2) I observed two (2) double taps that were present in the main electrical panel during the inspection. Double taps can lead to overheating of the breaker or could lead to a spark or arc between the wiring. I recommend having a licensed electrician investigate further and correct as needed.



6.2 Item 4(Picture)



6.2 Item 5(Picture)

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

An outlet in the upstairs bedroom has the hot and neutral wires reversed. I recommend having a licensed electrician investigate further and correct as needed. Item 1(Picture)

There was one (1) outlet on the first floor of the home that was not properly grounded during the inspection. I recommend having a licensed electrician investigate further and correct as needed. A properly grounded outlet is important because it protects the appliances connected and people from the potential risk of electrical shock due to a power surge. There were six (6) outlets found during the inspection that are old style two-pronged. Today's devices require a three-pronged out with ground. I recommend a licensed electrician replace these with three-pronged outlets. Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 2(Picture)



6.3 Item 1(Picture)



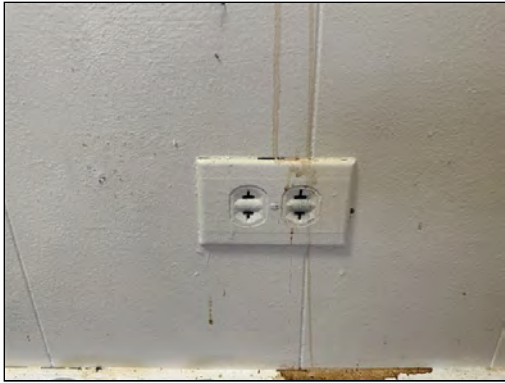
6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)

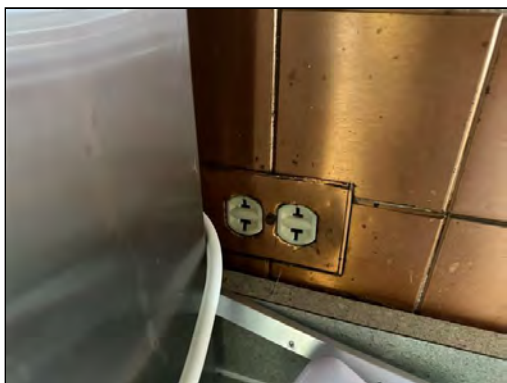


6.3 Item 8(Picture)

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

The outlet in the kitchen is not properly GFCI-protected. Any exterior, garage, or outlet within 6' of a plumbing fixture must be GFCI-protected to protect both the appliances and people from the potential of electrical surges that can harm the appliance or people. I recommend having a licensed electrician investigate further and correct as needed.

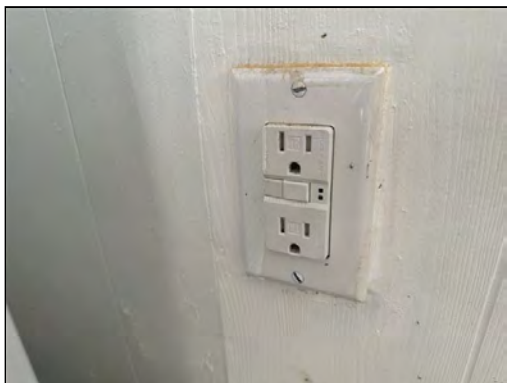


6.4 Item 1(Picture)

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

The laundry room GFCI outlet was not functioning properly at the time of the inspection. I recommend a licensed electrician replace it with a new GFCI outlet.



6.5 Item 1(Picture)

6.9 Carbon Monoxide Detectors

Inspected, Repair or Replace

I did not find a carbon monoxide detector in the home during the inspection. Since there is a

combustible fuel source being used in the home, I recommend installing at least one detector per occupied floor.

7. Insulation and Ventilation

7.0 Insulation in Attic

Inspected, Repair or Replace

I recommend adding more insulation in the attic as there was not enough present to achieve a minimum R-30 value which is appropriate for this area of the country. This task can be completed by a qualified insulation contractor.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 Insulation Under Floor System

Inspected, Repair or Replace

There was no insulation present under the floor system during the inspection. I recommend having a qualified insulation contractor install enough insulation to achieve a minimum R-19 value which is needed for this area of the country.



7.1 Item 1(Picture)

7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

There was no bathroom ventilation fan installed during the inspection. I recommend installing a ventilation fan to help ventilate the home from moisture-laden air.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

8. Interiors

8.1 Ceilings

Inspected, Repair or Replace

There was water damage present on the ceiling of the main level back bedroom. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor repair the finishes.



8.1 Item 1(Picture)

8.2 Floors

Inspected, Repair or Replace

(1) There was water damage present in the corner floor area of the main level back bedroom. There was also a hole present in the floor. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor investigate repair the finishes.



8.2 Item 1(Picture)

(2) There are two (2) areas in the upstairs bathroom where we need to seal around the plumbing penetrations in the floor. I recommend a qualified contractor repair the floor around these penetrations.



8.2 Item 2(Picture)

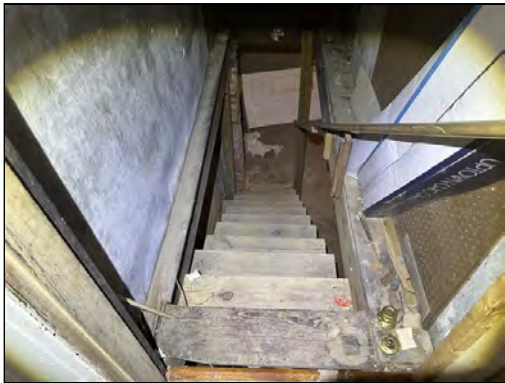


8.2 Item 3(Picture)

8.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

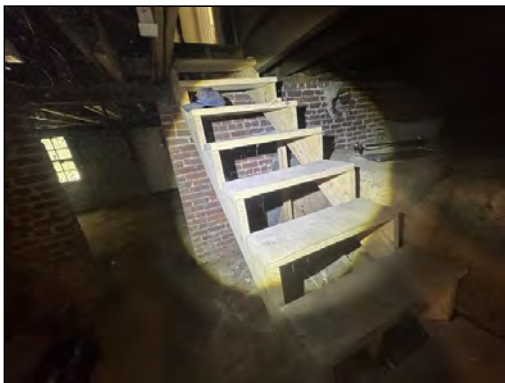
(2) The basement stairs need to be rebuilt with a handrail, proper stair treads and the appropriate balusters to ensure the safety of anyone using the stairs. This can be come completed by a qualified contractor.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

8.5 Doors (representative number)

Inspected, Repair or Replace

The door to the main level half bath was found to be pulling away from the door frame. This is causing the door to not function properly. I recommend a qualified contractor reattach the door to the frame.



8.5 Item 1(Picture)

8.6 Windows (representative number)

Inspected, Repair or Replace

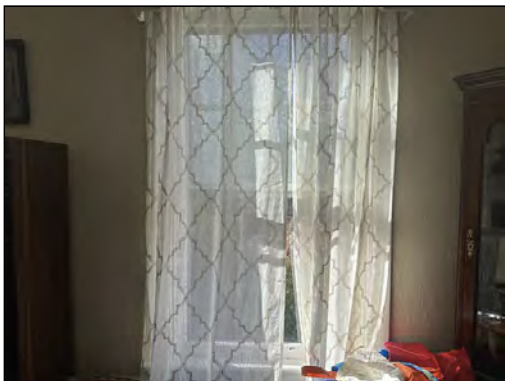
There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



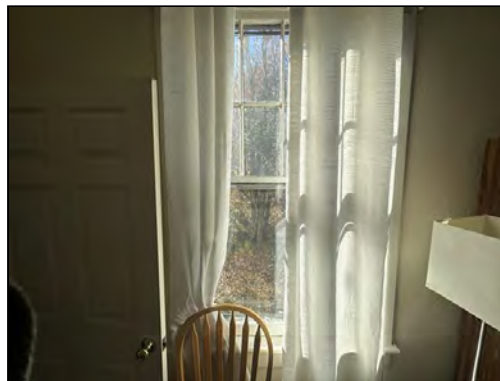
8.6 Item 1(Picture)



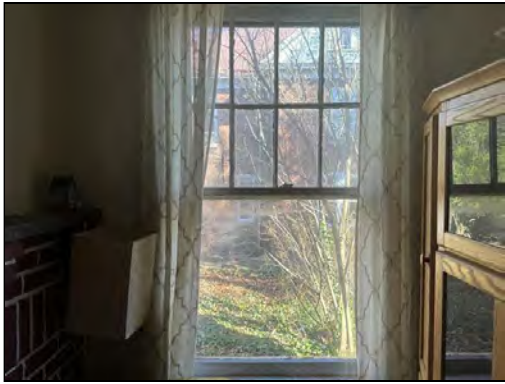
8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



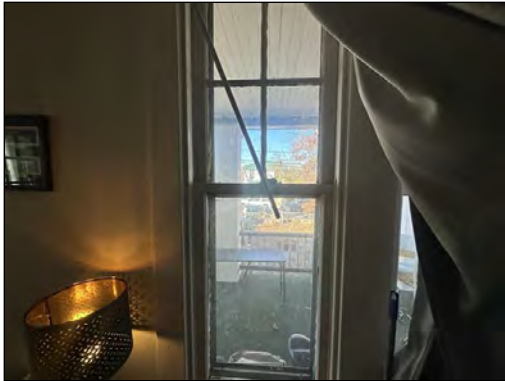
8.6 Item 5(Picture)



8.6 Item 6(Picture)



8.6 Item 7(Picture)



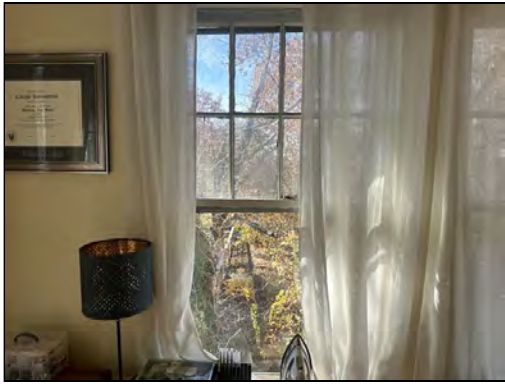
8.6 Item 8(Picture)



8.6 Item 9(Picture)



8.6 Item 10(Picture)



8.6 Item 11(Picture)



8.6 Item 12(Picture)



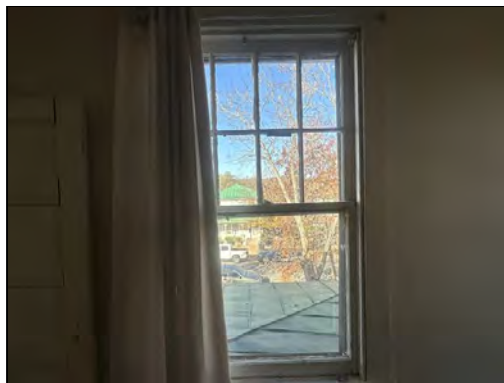
8.6 Item 13(Picture)



8.6 Item 14(Picture)



8.6 Item 15(Picture)



8.6 Item 16(Picture)

9. Built-In Kitchen Appliances

9.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The anti-tip device for the range was not installed. I recommend installing the device so that the range does not tip over when used which can be very harmful to a person if this occurs. This task can be completed by a qualified appliance technician.



9.1 Item 1(Picture)

9.2 Range Hood (s)

Inspected, Repair or Replace

The exhaust fan did not function at the time of the inspection. I recommend replacing it with a unit that vents to outside the home. A qualified contractor can complete this task.



9.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:

Metal
Architectural

Viewed roof covering from:

Ground
Drone Flight/Camera

Sky Light(s):

None

Chimney (exterior):

Brick

Items

1.0 Roof Coverings

Inspected

Upon visual inspection, the roof appears to be in good condition for the year that it was installed. However, I always recommend regular maintenance including caulking of pipe boots and removal of debris from valleys. I estimate the roof covering to be original to the home, therefore is approximately 75-80 years old. Standing seam metal roofs typically last 75-100 years with proper maintenance.



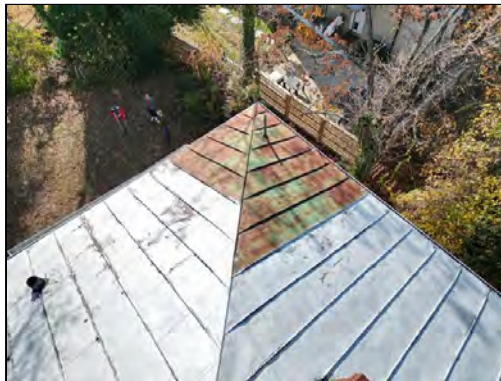
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

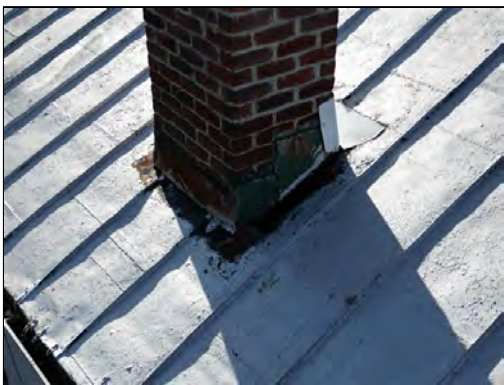


1.0 Item 11(Picture)

1.1 Flashings

Inspected

See Picture



1.1 Item 1(Picture)

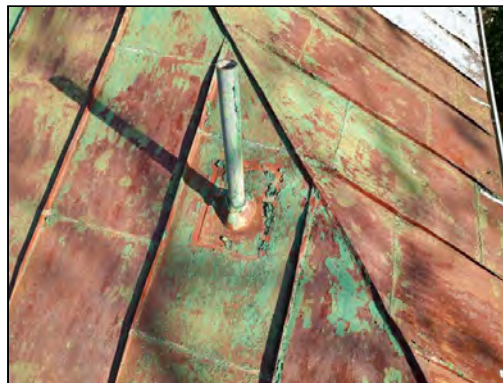
1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(1) All penetrations through the roof appeared to be in good order at the time of the inspection. It is good practice to caulk plumbing boots or replace the boots altogether every 5 years or so.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

(2) I recommend installing a bird screen and rain guard over the chimney cap(s) to properly protect the flue and interior space from water/pest intrusion. This task can be completed by a qualified chimney sweep.



1.2 Item 4(Picture)



1.2 Item 5(Picture)

1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) I recommend adding downspout extensions (minimum of 5' away from building face) to promote positive stormwater runoff. Moving as much water away from the building face and foundation will help reduce moisture intrusion into the foundation/crawl space/basement and from adversely affecting the structural framing of the home.



1.3 Item 1(Picture)

(2) The gutter on the rear right side of the home is damaged. This needs to be repaired to ensure the gutter functions properly. A qualified gutter specialist can complete this task.



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:
Lap

Siding Material:
Aluminum Siding

Exterior Entry Doors:
Wood
Steel

Appurtenance:
Porch

Driveway:
Street Parking

Items

2.0 Wall Cladding Flashing and Trim

Inspected
See Pictures



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 Doors (Exterior)

Inspected

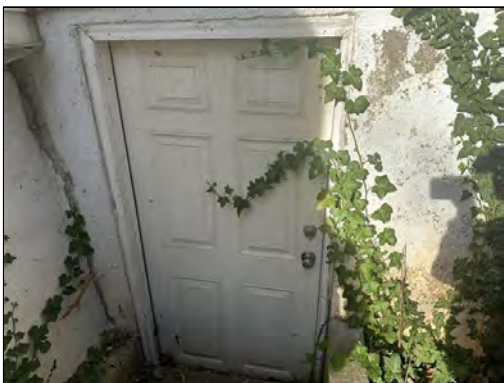
See Pictures



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Windows

Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



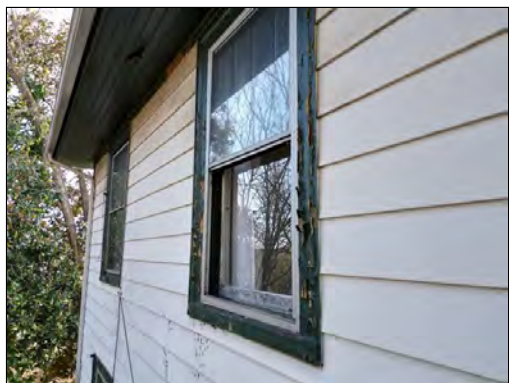
2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

(1) See Pictures



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

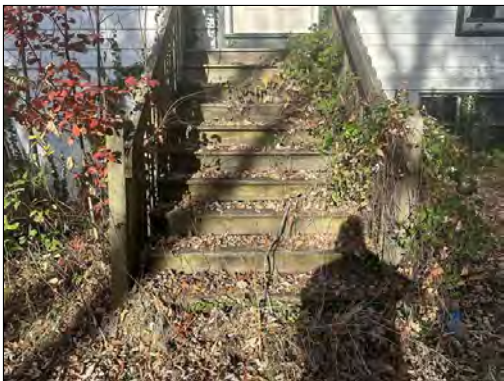


2.3 Item 4(Picture)



2.3 Item 5(Picture)

(2) The wood steps in the backyard are past their useful life and are in need of replacement. I recommend having a qualified decking contractor replace the steps to current standards.



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

It is good practice to keep all bushes, ivy, and vines a minimum of 12" away from the exterior face of the home. This will help prevent water intrusion into the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

There is a hole in the soffit on the left side of the home. This can allow animals to gain access to the attic. I recommend a qualified contractor replace the broken section of the wood soffit. Item 1(Picture)



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation: Brick	Method used to observe Crawlspace: No crawlspace	Floor Structure: Wood joists
Wall Structure: Wood	Columns or Piers: Brick piers	Ceiling Structure: 2X8
Roof Structure: Stick-built Wood slats Sheathing	Roof-Type: Hip	Method used to observe attic: Walked
Attic info: Attic access		

Items

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) The majority of the below-grade brick foundation at the rear of the home is in need of pointing-up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

(2) The majority of the above-grade block foundation at the rear of the home is made of dry stacked block without mortar joints. This area needs to be pointed up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(3) The rear CMU foundation wall has settled and is no longer supporting the structure above. I recommend a licensed masonry contractor investigate further and repair the structure.



3.0 Item 8(Picture)

3.1 Walls (Structural)

Inspected, Repair or Replace

The structural brick is missing on the left side of the basement exterior door frame. The brick needs to be replaced to give the door frame proper structural support. I recommend a qualified mason to complete this task.

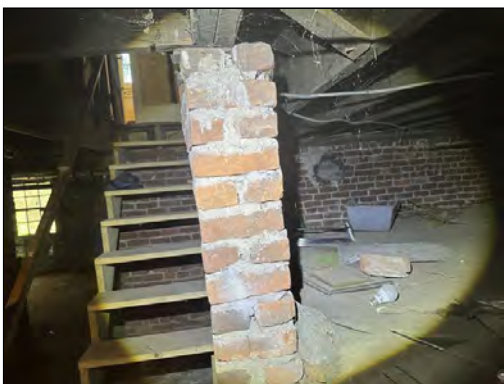


3.1 Item 1(Picture)

3.2 Columns or Piers

Inspected, Repair or Replace

The brick support column in the basement is leaning, weakening it's structural integrity. I recommend a qualified mason rebuild the column.



3.2 Item 1(Picture)

3.3 Floors (Structural)

Inspected, Repair or Replace

There were three (3) cracked floor joist in the basement. The effectiveness of these joist being able to support the floor above has been compromised due to the broken joists. I recommend having a licensed contractor repair as needed to properly support the floor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

3.4 Ceilings (Structural)

Inspected

3.5 Roof Structure and Attic

Inspected, Repair or Replace

(1) The chimney on the right side of the home needs to be rebuilt as it is unsafe and unstable. I recommend a qualified mason investigate and recommend a solution.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) Rafters and sheathing inside the attic indicate evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. I recommend monitoring as my probing revealed that the majority of the charring was superficial as the roof structure was in, stable condition during the inspection.



3.5 Item 4(Picture)



3.5 Item 5(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type: Circulating boiler	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: BURNHAM	Types of Fireplaces: Solid Fuel	Operable Fireplaces: One
Number of Woodstoves: None		

Items

4.0 Heating Equipment

Inspected, Repair or Replace

Circulating Boiler :

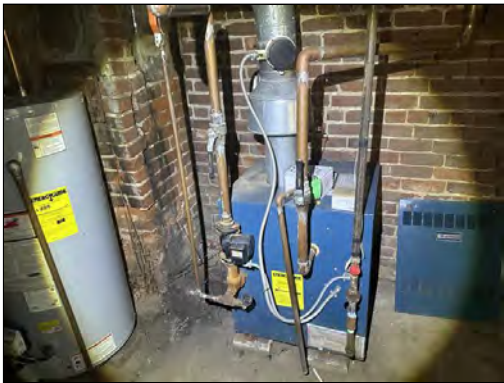
Manufacturer - BURNHAM

Model # - 206NS - BEI2

Serial # - 64120964

Date of Manufacture - JUNE 1999

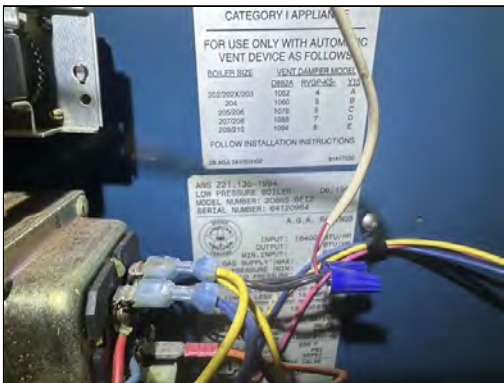
The circulating boiler was working at the time of the inspection. However the unit was not fully combusting the natural gas this is causing the unit to run less efficiently. I recommend a qualified boiler technician inspect further and repair. This unit is past the national life expectancy rate of 15-20 years. I recommend having the unit serviced and starting a budget for it's eventual replacement.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.1 Normal Operating Controls

Inspected

See Picture



4.1 Item 1(Picture)

4.2 Automatic Safety Controls

Inspected

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

4.4 Presence of Installed Heat Source in Each Room

Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

(1) I recommend having the chimney inspected by a qualified chimney sweep before use as the inspection conducted today is a visual inspection and does not take into consideration the current status of the inner workings of the chimney flue.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

(2) The right side chimney's structural brick is failing and in need of rebuilding. This can impact the effectiveness of any gas-powered appliances' ability to properly ventilate carbon monoxide gas to the exterior. I recommend a licensed mason complete this task.



4.5 Item 3(Picture)

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

4.7 Gas/LP Firelogs and Fireplaces

Not Present

4.8 Cooling and Air Handler Equipment

Not Present

4.9 Normal Operating Controls

Not Present

4.10 Presence of Installed Cooling Source in Each Room

Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Galvanized (old)

Plumbing Water Distribution (inside home):

Copper
PEX

Washer Drain Size:

1 1/2" Diameter
(undersized)

Plumbing Waste:

Cast iron

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

40 Gallon (1-2 people)

Water Heater Location:

Basement

WH Manufacturer:

A.O. SMITH

Items

5.0 Plumbing Drain, Waste and Vent Systems

Inspected

See Picture



5.0 Item 1(Picture)

5.1 Plumbing Water Supply, Distribution System and Fixtures

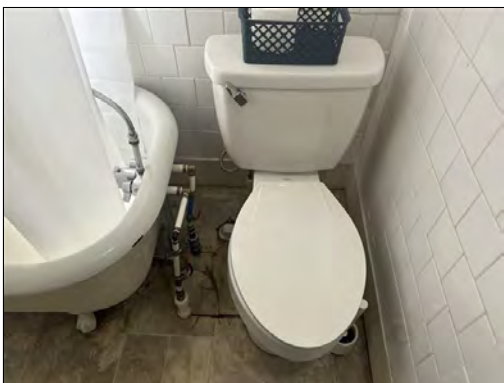
Inspected, Repair or Replace

(1) There is no P-Trap installed at the upstairs bathroom sink. A P-Trap Is designed to get sewer gases from back flowing into the home. I recommend a licensed plumber investigate and the necessary repairs to each sink.



5.1 Item 1(Picture)

(2) The upstairs toilet was loose during the inspection. First, I recommend tightening the T-bolts on the flanges of the toilet. If that does not secure the toilet then the wax ring is more than likely broken and will need to be replaced. I recommend having a licensed plumber investigate further and correct as needed.



5.1 Item 2(Picture)

(3) The main level half bath sink has an S-trap installed for the drain. S-traps are considered illegal in today's construction due to the fact that the configuration of the trap has the potential of siphoning all water from the trap when used causing sewer gases to build up in the home, which defeats the purpose of the trap. I recommend having a licensed plumber repair the piping as needed such that only a p-trap can be installed and remove the risk of siphoning of the trap system.



5.1 Item 3(Picture)

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

Natural Gas Water Heater :

Manufacturer - A.O. SMITH

Model # - GCRL-40 400

Serial # - 1751108599235

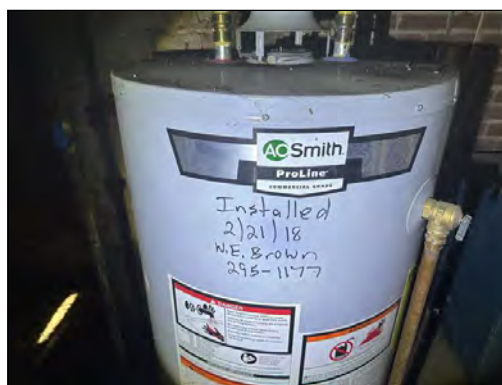
Date of Manufacture - DEC 2017

Capacity - 40 GALLON

Overall, the water heater was in good working condition during the inspection. Hot water was present at all fixtures in an appropriate time with acceptable functional flow. With proper maintenance (yearly flushing of the unit), this unit could last well beyond the national average of 10 years.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)

5.3 Main Water Shut-off Device (Describe location)

Inspected

The main water shutoff valve is located in the basement at the rear of the home.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Not Present

5.5 Main Fuel Shut-off (Describe Location)

Inspected

The main gas shutoff is located at the meter on the exterior rear of the home.



5.5 Item 1(Picture)

5.6 Sump Pump

Inspected, Repair or Replace

The sump pump did not have a proper cover that was secured to the floor to prevent unwanted gases from emitting in the home. I recommend having a licensed plumber install one.



5.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
220 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
Knob and Tube
Conduit
Cloth Wiring

Items

6.0 Service Entrance Conductors

Inspected

See Pictures



6.0 Item 1(Picture)

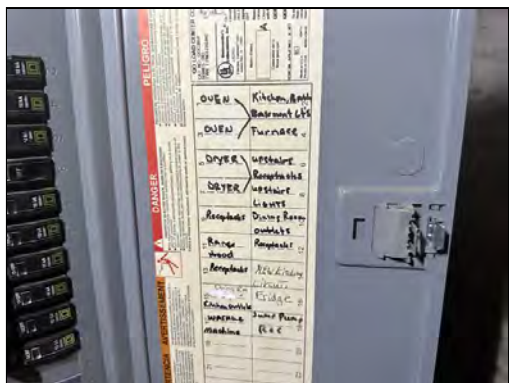


6.0 Item 2(Picture)

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

See Pictures



6.1 Item 1(Picture)



6.1 Item 2(Picture)

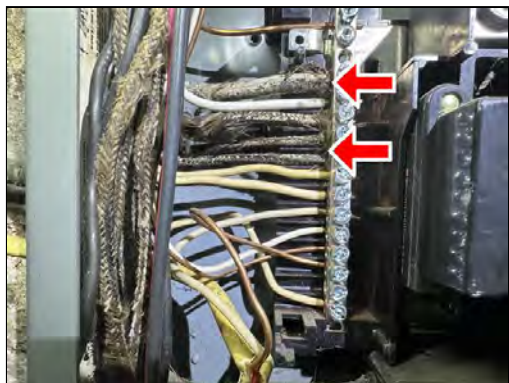


6.1 Item 3(Picture)

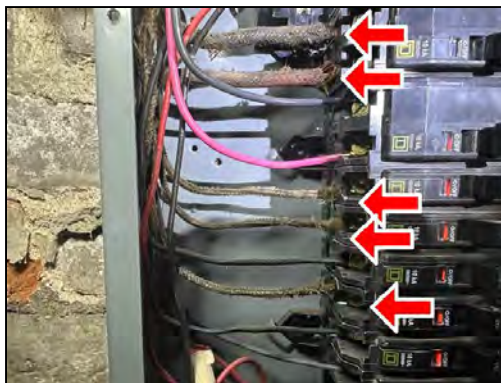
6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

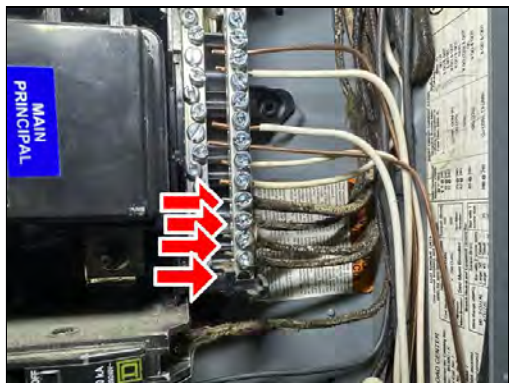
(1) There was cloth wiring present in the panel. This has been known to cause fires in the past and is no longer used in construction today. I recommend having a licensed electrician investigate further and correct as needed for safe operation.



6.2 Item 1(Picture)

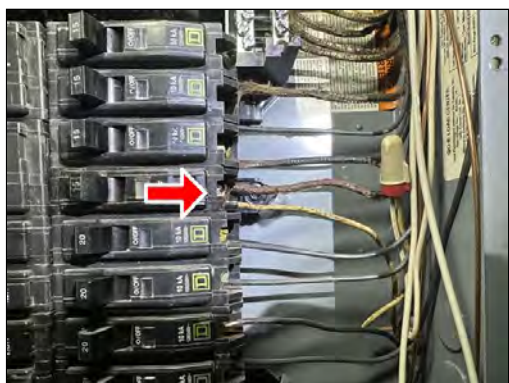


6.2 Item 2(Picture)



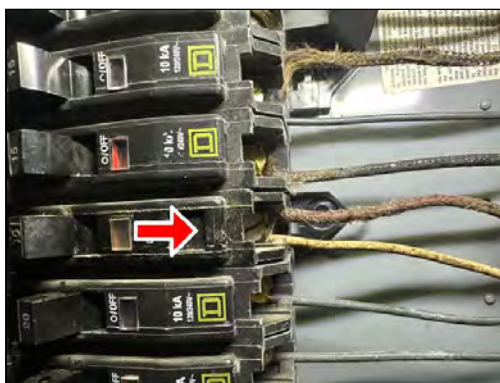
6.2 Item 3(Picture)

(2) I observed two (2) double taps that were present in the main electrical panel during the inspection. Double taps can lead to overheating of the breaker or could lead to a spark or arc between the wiring. I recommend having a licensed electrician investigate further and correct as needed.

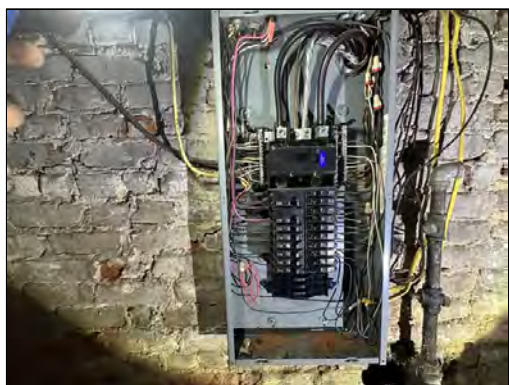


6.2 Item 4(Picture)

(3) See Picture



6.2 Item 5(Picture)



6.2 Item 6(Picture)

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

An outlet in the upstairs bedroom has the hot and neutral wires reversed. I recommend having a licensed electrician investigate further and correct as needed. Item 1(Picture)

There was one (1) outlet on the first floor of the home that was not properly grounded during the inspection. I recommend having a licensed electrician investigate further and correct as needed. A properly grounded outlet is important because it protects the appliances connected and people from the potential risk of electrical shock due to a power surge. There were six (6) outlets found during the inspection that are old style two-pronged. Today's devices require a three-pronged out with ground. I

[recommend a licensed electrician replace these with three-pronged outlets.](#)Item 3(Picture) Item 4(Picture)
Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)Item 2(Picture)



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)



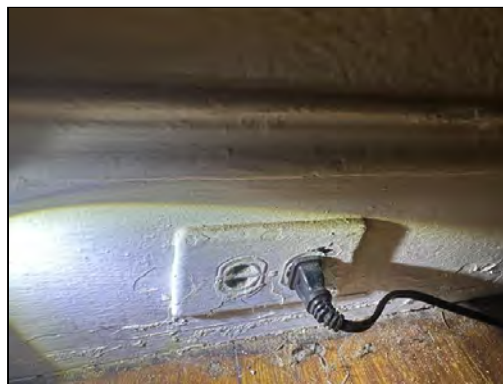
6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)

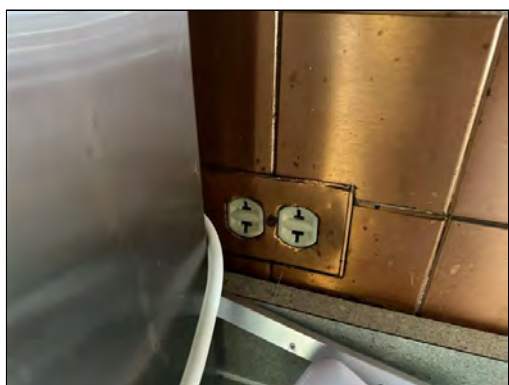


6.3 Item 8(Picture)

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

The outlet in the kitchen is not properly GFCI-protected. Any exterior, garage, or outlet within 6' of a plumbing fixture must be GFCI-protected to protect both the appliances and people from the potential of electrical surges that can harm the appliance or people. I recommend having a licensed electrician investigate further and correct as needed.

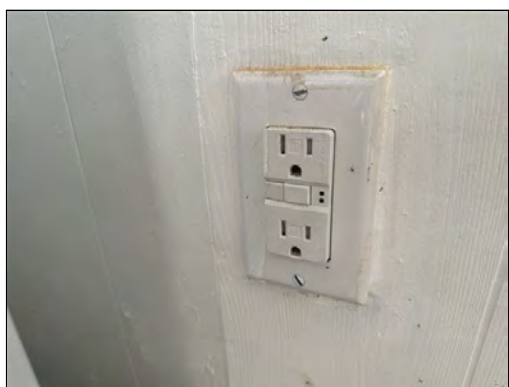


6.4 Item 1(Picture)

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

The laundry room GFCI outlet was not functioning properly at the time of the inspection. I recommend a licensed electrician replace it with a new GFCI outlet.



6.5 Item 1(Picture)

6.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Not Present

6.7 Location of Main and Distribution Panels

Inspected

The main panel is located in the basement on the rear right side of the home.



6.7 Item 1(Picture)

6.8 Smoke Detectors

Inspected

The smoke detectors were working properly during the inspection. The smoke detectors should be tested at common hallway to bedrooms upon moving in to the home. I recommend replacing all batteries upon moving in to the home. All smoke detectors should be replaced every 10 years maximum.



6.8 Item 1(Picture)

6.9 Carbon Monoxide Detectors

Inspected, Repair or Replace

I did not find a carbon monoxide detector in the home during the inspection. Since there is a combustible fuel source being used in the home, I recommend installing at least one detector per occupied floor.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Below R-30
Cellulose

Ventilation:

Passive

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

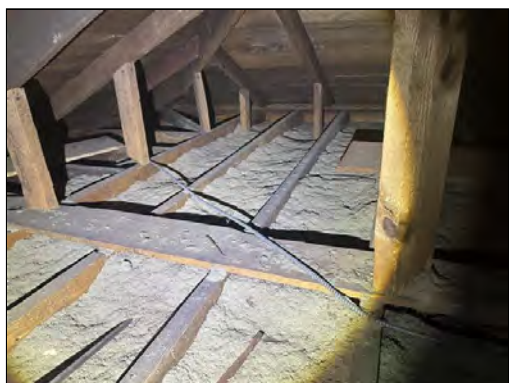
NONE

Items

7.0 Insulation in Attic

Inspected, Repair or Replace

I recommend adding more insulation in the attic as there was not enough present to achieve a minimum R-30 value which is appropriate for this area of the country. This task can be completed by a qualified insulation contractor.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 Insulation Under Floor System

Inspected, Repair or Replace

There was no insulation present under the floor system during the inspection. I recommend having a qualified insulation contractor install enough insulation to achieve a minimum R-19 value which is needed for this area of the country.



7.1 Item 1(Picture)

7.2 Vapor Retarders (in Crawlspace or basement)

Inspected

7.3 Ventilation of Attic and Foundation Areas

Inspected

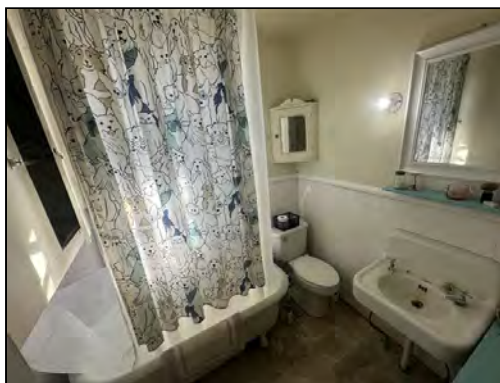
7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

There was no bathroom ventilation fan installed during the inspection. I recommend installing a ventilation fan to help ventilate the home from moisture-laden air.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Ventilation Fans and Thermostatic Controls in Attic

Inspected, Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):
Hardwood T&G
Vinyl
Interior Doors:

Wood

Window Types:
Double-hung
Tilt feature
Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

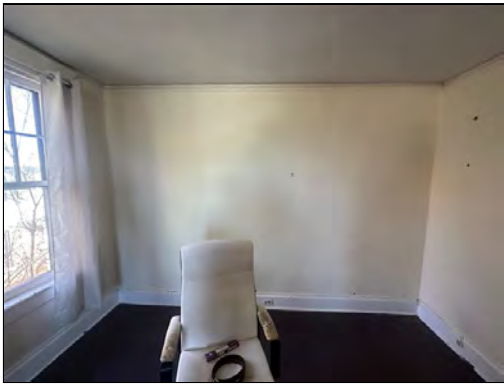
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Items

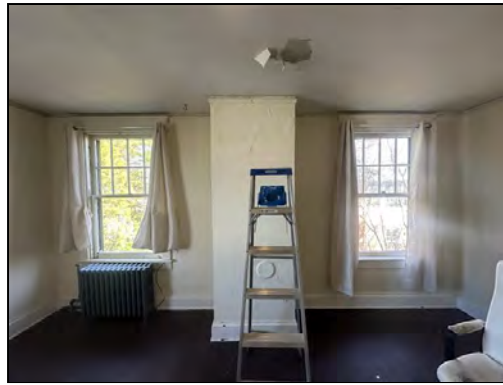
8.0 Walls

Inspected

See Pictures



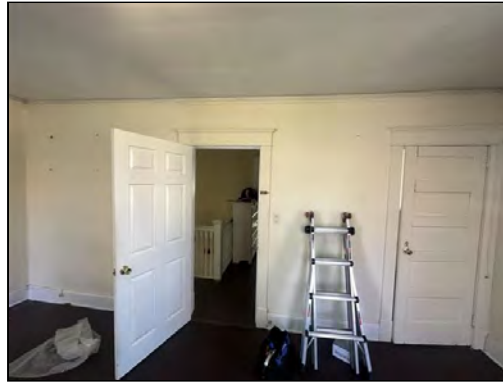
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)



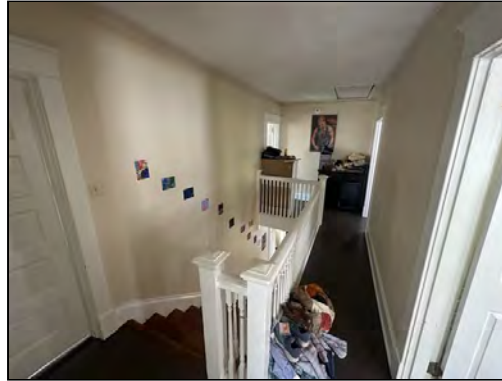
8.0 Item 7(Picture)



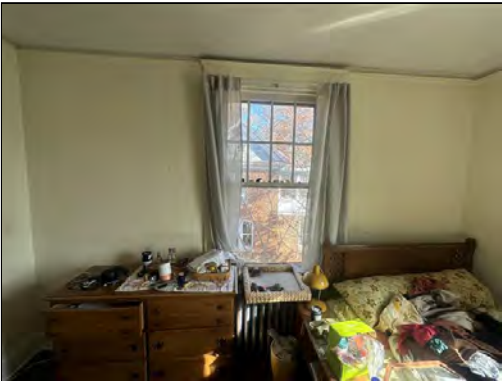
8.0 Item 8(Picture)



8.0 Item 9(Picture)



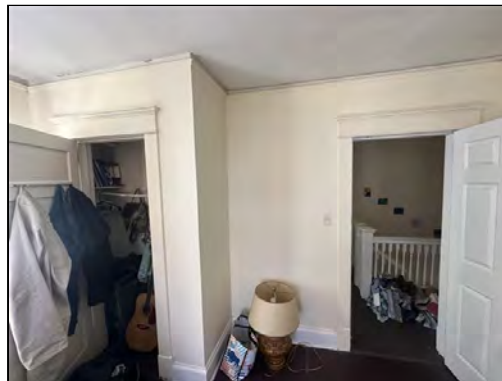
8.0 Item 10(Picture)



8.0 Item 11(Picture)



8.0 Item 12(Picture)



8.0 Item 13(Picture)



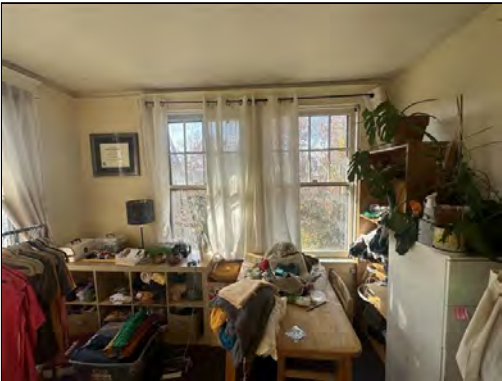
8.0 Item 14(Picture)



8.0 Item 15(Picture)



8.0 Item 16(Picture)



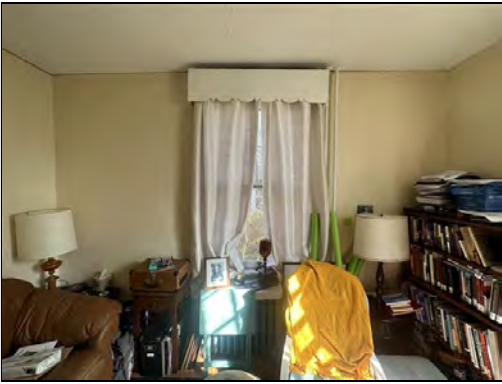
8.0 Item 17(Picture)



8.0 Item 18(Picture)



8.0 Item 19(Picture)



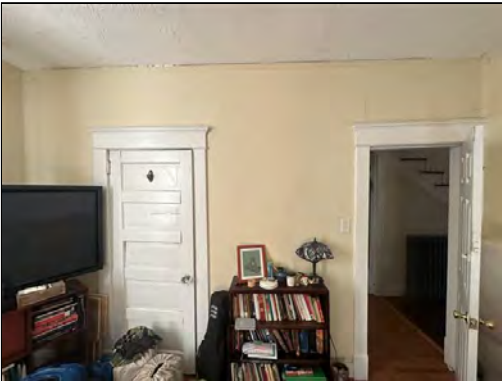
8.0 Item 20(Picture)



8.0 Item 21(Picture)



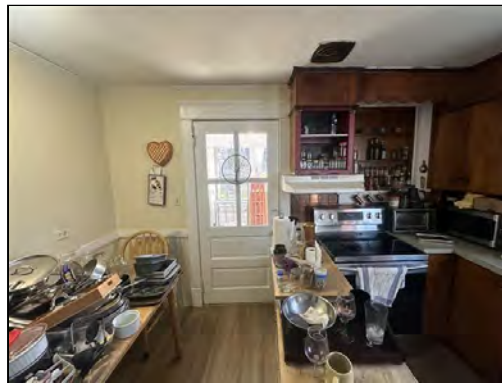
8.0 Item 22(Picture)



8.0 Item 23(Picture)



8.0 Item 24(Picture)



8.0 Item 25(Picture)



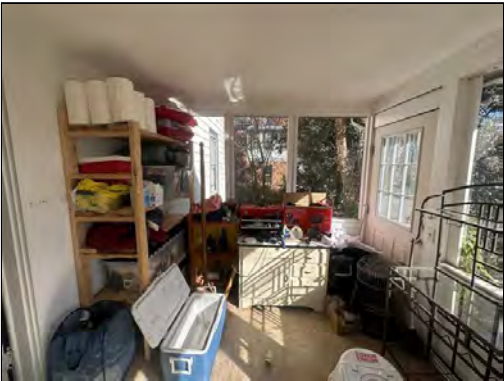
8.0 Item 26(Picture)



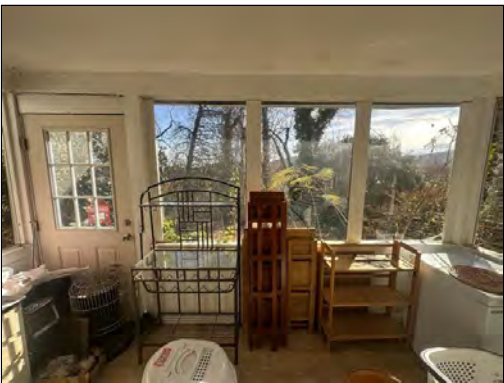
8.0 Item 27(Picture)



8.0 Item 28(Picture)



8.0 Item 29(Picture)



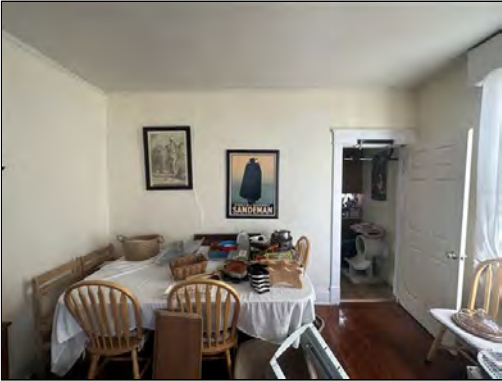
8.0 Item 30(Picture)



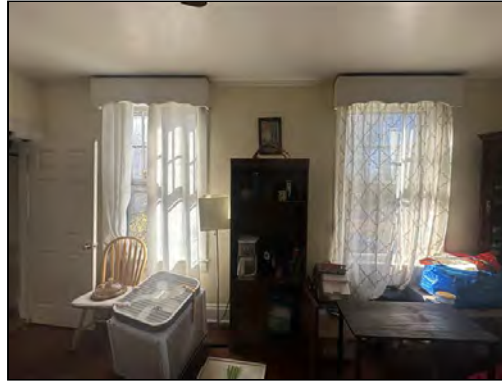
8.0 Item 31(Picture)



8.0 Item 32(Picture)



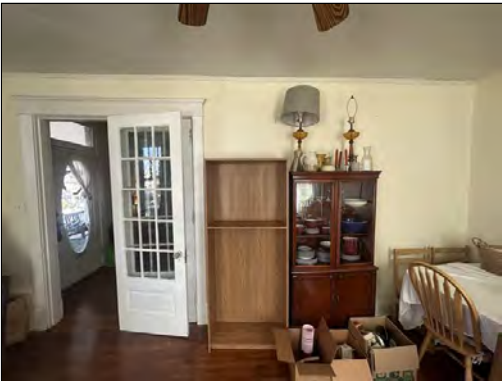
8.0 Item 33(Picture)



8.0 Item 34(Picture)



8.0 Item 35(Picture)



8.0 Item 36(Picture)



8.0 Item 37(Picture)



8.0 Item 38(Picture)



8.0 Item 39(Picture)



8.0 Item 40(Picture)

8.1 Ceilings

Inspected, Repair or Replace

There was water damage present on the ceiling of the main level back bedroom. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor repair the finishes.



8.1 Item 1(Picture)

8.2 Floors

Inspected, Repair or Replace

(1) There was water damage present in the corner floor area of the main level back bedroom. There was also a hole present in the floor. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor investigate repair the finishes.



8.2 Item 1(Picture)

(2) There are two (2) areas in the upstairs bathroom where we need to seal around the plumbing penetrations in the floor. I recommend a qualified contractor repair the floor around these penetrations.



8.2 Item 2(Picture)

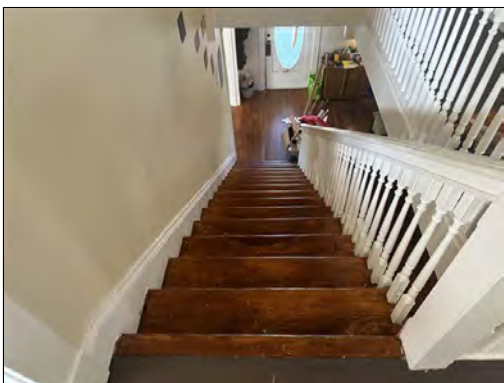


8.2 Item 3(Picture)

8.3 Steps, Stairways, Balconies and Railings

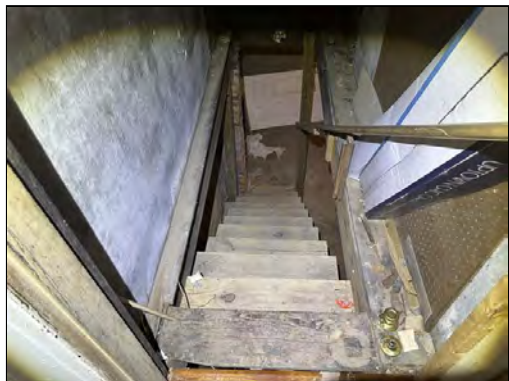
Inspected, Repair or Replace

(1) See Picture



8.3 Item 1(Picture)

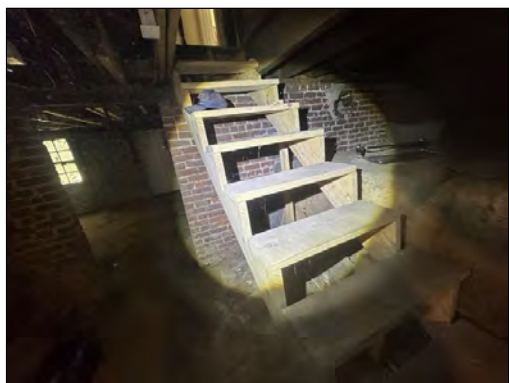
(2) The basement stairs need to be rebuilt with a handrail, proper stair treads and the appropriate balusters to ensure the safety of anyone using the stairs. This can be come completed by a qualified contractor.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

8.4 Counters and Cabinets (representative number)

Inspected

8.5 Doors (representative number)

Inspected, Repair or Replace

The door to the main level half bath was found to be pulling away from the door frame. This is causing the door to not function properly. I recommend a qualified contractor reattach the door to the frame.



8.5 Item 1(Picture)

8.6 Windows (representative number)

Inspected, Repair or Replace

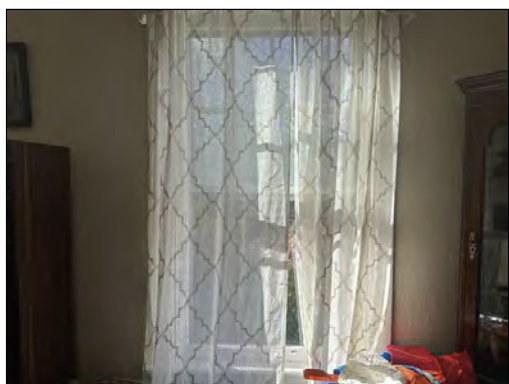
There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



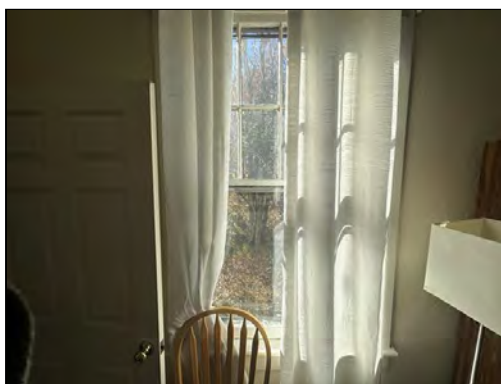
8.6 Item 1(Picture)



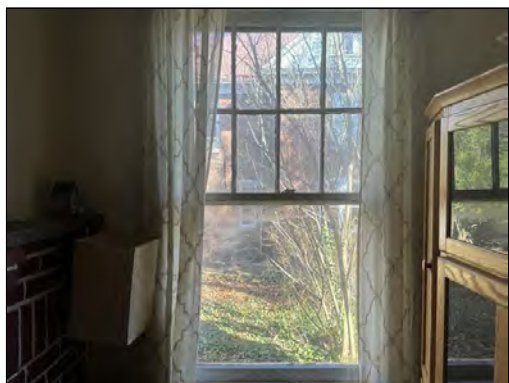
8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



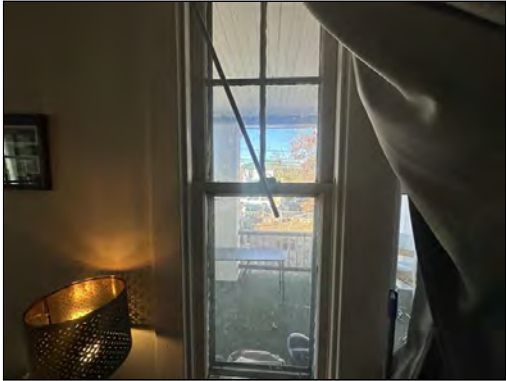
8.6 Item 5(Picture)



8.6 Item 6(Picture)



8.6 Item 7(Picture)



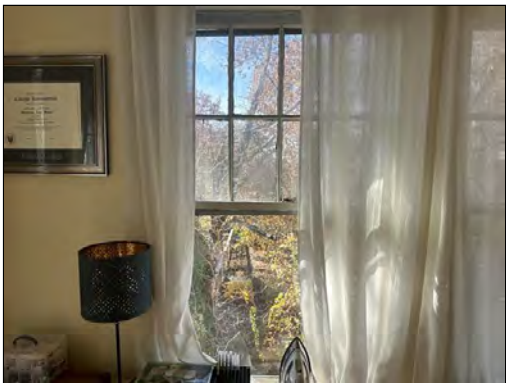
8.6 Item 8(Picture)



8.6 Item 9(Picture)



8.6 Item 10(Picture)



8.6 Item 11(Picture)



8.6 Item 12(Picture)



8.6 Item 13(Picture)



8.6 Item 14(Picture)



8.6 Item 15(Picture)



8.6 Item 16(Picture)

8.7 Laundry Room/Washer and Dryer

Inspected

See Picture



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

Styles & Materials

Exhaust/Range hood:
UNKNOWN BRAND

Range/Oven:
SAMSUNG

Items

9.0 Dishwasher

Not Present

9.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The anti-tip device for the range was not installed. I recommend installing the device so that the range does not tip over when used which can be very harmful to a person if this occurs. This task can be completed by a qualified appliance technician.



9.1 Item 1(Picture)

9.2 Range Hood (s)

Inspected, Repair or Replace

The exhaust fan did not function at the time of the inspection. I recommend replacing it with a unit that vents to outside the home. A qualified contractor can complete this task.



9.2 Item 1(Picture)

9.3 Trash Compactor

Not Present

9.4 Food Waste Disposer

Not Present

9.5 Microwave Cooking Equipment

Not Present

9.6 Refrigerator

Inspected

See Pictures



9.6 Item 1(Picture)



9.6 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.