

# Inspection Report

Provided by:



## Donofrio & Associates, LLC

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Ashburn, VA 20147  
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Property Address

### Property Condition Assessment

## Water Creek Homes

### PROPERTY

14920 Washington Street  
Haymarket, VA 20169



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# Report Information

## Client Information

Client Name

## Property Information

Approximate Year Built

1922

Property Identification

Tax ID 7297-99-2992

Direction Building Faces

South

Building Occupancy

Vacant

Property Utilities

All utilities were off at the time of inspection.

## Inspection Information

Inspection Date

September 10, 2024

Inspection Time

10:00 AM

Weather Conditions

Sunny

Outside Temperature

75F

Buyers Agent

April Geyer

# 1 Executive Summary

## Executive Summary

### 1.1) Building Assessment Summary

#### **Building Condition Assessment Summary:**

In accordance with ASTM E2018-15 as applicable, this is a limited commercial inspection (PCA) for the purposes of a Phase 1 Environmental Site Assessment of a three building commercial property originally built in 1922.

The overall condition of the property poor and will require major renovation for habitability.

The roof is in overall good condition.

The only HVAC on the property are gas fired unit heaters in the from building.

There was no water service to the building at the time of inspection.

The building 120/208 volt electrical service was off at the time of inspection and electrical could not be tested. Electrical needs significant upgrading.

Commercial buildings will require significant regular and routine maintenance of all systems and structures. Please review the entire contents of this report especially the Report Summary at the end and contact Donofrio & Associates with any concerns or questions.

## Phase 1 Environmental Site Assessment

### 1.2) Phase 1 ESA Summary

ACC

#### Phase I ESA

Based upon this property condition assessment historical and regulatory research, the only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid.

It is recommended that a IPhase 2 Environmental Site Assessment be conducted in the area of the hydraulic system. This will include:

- 1) Removal of the slab as necessary to access the hydraulic system.
- 2) Removal of the hydraulic lift and tank
- 3) Disposal of the system, tanks and fluid under the auspices of the Virginia DEQ.
- 4) Removal of contaminated soil.
- 5) Testing of remaining soil.
- 6) Reporting results to all parties to include the Virginia DEQ for case closure.
- 7) Backfilling the tank area but not replacing the slab.



Utilizing a MiniRae 2000 Photoionization Detector, six borings were examined. The screening for Volatile Organic Compounds (VOC) was negative. The grounds are clear of Recognized Environmental Concerns.

Refer to the full Phase I Environmental Site Assessment for all details which include historical data and regulatory research verifying the historical absence of recognized environmental conditions as defined by ASTM Standard E-1527-21.

**1.3) Adjacent Properties**

ACC

There is no evidence of recognized environmental conditions on any adjacent properties.





ACC = Acceptable | DEF = Defective | NI = Not Inspected | NP = Not Present | MAR = Marginal |





## 2 Grounds

### Landscaping - Grading

#### 2.1) Landscaping - Grading Conditions

ACC

There are no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors. There are no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors.





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Parking Lot



**Parking Lot - Material(s)**

Brick

**2.2) Parking Lot Conditions**

ACC



**Front Walks- Steps**

**Walks-Steps Materials**

Concrete

**2.3) Walks-Steps Conditions**

ACC



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## 3 Building 1

### Rooms

#### 3.1) Building 1

ACC



#### 3.2) Walls, Ceilings, Floors

ACC







**3.3) Automobile Lift**

DEF

The only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid. A Phase 2 ESA is recommended.



**Utilities**

**3.4) Electrical - Lighting Conditions**

NI

Power was off at the time of inspection.



### 3.5) Electrical Inspection

Random Sampling of outlets, switches, fixtures per NACHI.

### 3.6) Gas

NI

Gas was off at the time of inspection.

### 3.7) Plumbing

NI

Plumbing was off at the time of inspection.

### 3.8) HVAC

NI

The only HVAC, which was the unit heaters in the front building were not able to be tested as gas was off to the building.



ACC = Acceptable | DEF = Defective | NI = Not Inspected | NP = Not Present | MAR = Marginal |



## 4 Building 2

### Rooms

#### 4.1) Building 2

ACC



#### 4.2) Walls, Ceilings, Floors

ACC



### Utilities

#### 4.3) Electrical - Lighting Conditions

NI

Electric was off to the building.





#### 4.4) Electrical Inspection

Random Sampling of outlets, switches, fixtures per NACHI.

## 5 Building 3

### Rooms

#### 5.1) Building 3

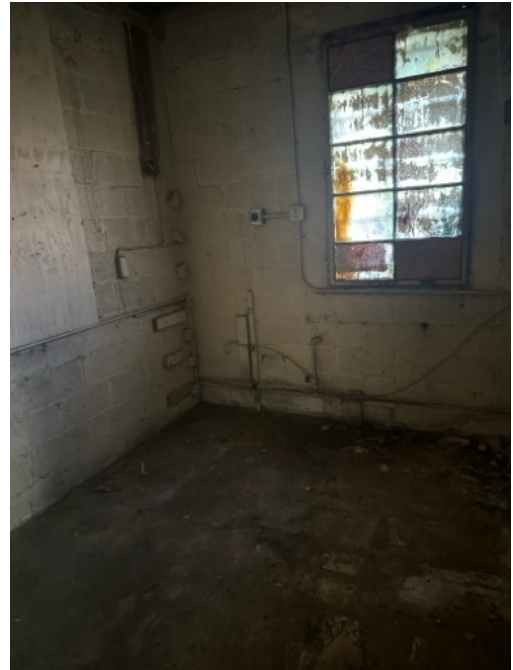
ACC



#### 5.2) Walls, Ceilings, Floors







**Utilities**

**5.3) Electrical - Lighting Conditions**

NI

Electric was off to the building.



**5.4) Electrical Inspection**

Random Sampling of outlets, switches, fixtures per NACHI.

## Report Summary Page

MAR (Marginal) The item/system was marginally acceptable. (It performed its designed function as of the time of inspection. However, due to age and/or deterioration, it will likely require early repair/replacement.)  
DEF (Defective) The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at time of inspection. This may affect entire system/item and is not limited to the issues identified in the comment field(s).

### Building 1

#### **3.3 Automobile Lift (Defective)**

The only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid. A Phase 2 ESA is recommended.