

GENERAL INSPECTION

DATE: 12/28/23
ADDRESS: 523 Winsor

BUILDING DESCRIPTION

BUILDING TYPE: (x)SINGLE FAMILY ()DUPLEX ()UPPER/LOWER

YEAR BUILT: 1906 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1939

ASSESSED VALUE: 50K CONDITION (1-10): EXT: 4 INT: 5

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE	x			
RETAINING WALLS TYPE: none				
SIDEWALKS	x			
DRIVEWAY TYPE: gravel	x	x		Shared driveway
FOUNDATION TYPE: block_____	x	x		Minor cracks
SIDING TYPE: wood clap		x		Repair/replace rotted and missing parts. Scrape/paint
WINDOWS TYPE: wood frame/rebs		x		Some windows have vinyl reps on first floor. Repair as needed. Replace single pane wood windows with vinyl reps as needed
ENTRANCES TYPE: porch/roof			x	Existing roof 50% collapsed. Demo porch/roof and replace
DECKS TYPE: P.T. deck/rubber roof		x		Rubber roof may need inspected for leaks
GUTTERS/DOWNSPO UTS: none				

ROOF TYPE: hip/dormers MAT: asphalt	x	x		Newer arch. shingles
GARAGE TYPE: gable roof. Post frame. T-111 siding		x	x	Several burrow points into garage by rodents. Replace damaged T-111 siding as needed
OUTBUILDINGS TYPE: none				
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: PARGED BLOCK/STACKED STONE	X	X		Minor cracks in walls and concrete floor. Some damp areas
HEAT TYPE: BOILER/RADIATOR VENTING: CHIMNEY				Existing removed
WATER HEATER TYPE: GAS VENTING: CHIMNEY				Existing removed
ELECTRICAL SERVICE TYPE: PUSHMATIC BREAKERS			X	Replace panel. Most wire and copper water lines stripped from basement
FRONT DOOR TYPE: wood/glass		x		Entry has two doors. Install weatherstripping
BACK DOOR TYPE: wood/glass			x	Wood/glass french doors. Repair and weatherstrip or replace.
SIDE DOOR TYPE: insulated steel/glass			x	Replace with new insulated door/frame
FLOOR 1				
FLOORS	x			Oak throughout in good condition

WALLS	x	x		Minor cracking. Some wallpaper and paint peeling. Repair as needed.
CEILINGS	x	x		Minor cracking. Some paint peeling, water damage. Repair as needed
TRIM	x			
KITCHEN		x	x	Probable gut and redo
BATHROOM TYPE: pittsburgh potty				Toilet in basement at bottom of stairs
STAIRWAY	x			Repair or replace handrail
FLOOR 2				
FLOORS	x			
WALLS	x	x		Minor cracks. Some wallpaper and paint peeling. Repair as needed
CEILINGS	x	x		Minor cracks. Some plaster damage from prior roof leaks. Repair as needed
TRIM	x			
BATHROOM(S) TYPE: full		x	x	Could be cleaned up and reused.

OTHER:				
ATTIC	x			

EMERGENCY ACTIONS: demo porch/roof and replace

PROPERTY VALUE ASSESSMENT

PROPERTY IN QUESTION	ASSESSED VALUE: 50 LAST SOLD DATE: LAST SOLD PRICE:
HOUSE ON LEFT	ASSESSED VALUE: 37 LAST SOLD DATE: 2021 LAST SOLD PRICE:
HOUSE ON RIGHT	ASSESSED VALUE: 125 LAST SOLD DATE: 2020 LAST SOLD PRICE:
ACROSS STREET	ASSESSED VALUE: 37.5 LAST SOLD DATE: LAST SOLD PRICE:
HOUSE BEHIND	ASSESSED VALUE: 67.8 LAST SOLD DATE: 1998 LAST SOLD PRICE:



202312-0593

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