

GENERAL INSPECTION

DATE: 12/18/23
ADDRESS: 94 Howard

BUILDING DESCRIPTION

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

YEAR BUILT :1920 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1586

ASSESSED VALUE: 43.5K CONDITION (1-10): EXT: 5 INT: 3

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE	x			
RETAINING WALLS TYPE: none				
SIDEWALKS	x			
DRIVEWAY TYPE: none				
FOUNDATION TYPE: block	x			Some mortar joint cracks
SIDING TYPE: vinyl/lower wood shake/ upper	x			Vinyl lower- needs cleaned
WINDOWS TYPE: wood D/H			x	All windows single pane D/H- REPLACE Old Andersen casement in kitchen
ENTRANCES TYPE: covered porch		x		Enclosed porch. Storm windows. 5/4" P.T. decking. Wainscot ceiling partially collapsed due to large hole in roof. Possible rafter repair
DECKS TYPE: rear patio		x		Concrete slab at grade.
GUTTERS/DOWNSPO UTS			x	Needs new all around.
ROOF TYPE: hip/dormers MAT: asph/rubber			x	Needs complete new

CHIMNEYS TYPE: brick		x		
GARAGE TYPE: none				
OUTBUILDINGS TYPE: none				
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: full. Poured concrete below grade, block above	x	x		50% wet. Muti level concrete floor. Some large areas of standing water
HEAT TYPE: gas F/Air VENTING: chimney				Existing removed
WATER HEATER TYPE: gas VENTING: chimney				Existing removed
ELECTRICAL SERVICE TYPE: buss fuses			x	Needs new service
FRONT DOOR TYPE: wood/glass			x	Replace with insulated door/frame
BACK DOOR TYPE: wood/glass				Replace door going into mudroom addition with insulated door/frame
MUDROOM EXTERIOR DOOR TYPE: wood/glass		x	x	Door is fair. Frame could use work
FLOOR 1				
FLOORS			x	5/16" oak strip over 3/4" oak T&G. most of top layer buckled due to roof leaks. Demo top layer and replace.
WALLS			x	L/P loose and cracked most places. Some water damage from roof leaks

CEILINGS			x	L/P 50% collapsed due to roof leaks
TRIM		x		3 pc. Oak in most. Some painted
KITCHEN			x	Complete gut and replace
BATHROOM TYPE: full, off kitchen			x	Complete gut and replace
STAIRWAY	x			Painted wood treads/risers
FLOOR 2				
FLOORS			x	5/16" oak strip. Buckled due to roof leak. Demo and replace
WALLS			x	L/P some loose and water damaged due to roof leak. Demo and replace as needed
CEILINGS			x	L/P. some collapsed due to roof leak. Demo and replace as needed
TRIM		x		Painted oak
BATHROOM(S) TYPE: full			x	Gut and replace.
OTHER:				

ATTIC		x		Access hole in hall ceiling. Needs covered. No storage
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EMERGENCY ACTIONS: needs complete new asph. And rubber roof on mudroom ASAP. May have framing damage due to prolonged roof leakage.

PROPERTY VALUE ASSESSMENT

PROPERTY IN QUESTION	ASSESSED VALUE: 43.5 LAST SOLD DATE: 2011 LAST SOLD PRICE: 9
HOUSE ON LEFT 98 Howard	ASSESSED VALUE: 47 LAST SOLD DATE: 2015 LAST SOLD PRICE: 52
HOUSE ON RIGHT 90 Howard	ASSESSED VALUE: 52 LAST SOLD DATE: LAST SOLD PRICE:
ACROSS STREET 93 Howard	ASSESSED VALUE: 40 LAST SOLD DATE: LAST SOLD PRICE:
HOUSE BEHIND City lot	ASSESSED VALUE: LAST SOLD DATE: LAST SOLD PRICE:



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