

GENERAL INSPECTION

DATE: 12/20/23
ADDRESS: 17 Dearing

BUILDING DESCRIPTION

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

YEAR BUILT: 1920 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1284

ASSESSED VALUE: 30K CONDITION (1-10): EXT: 4 INT: 4

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE			x	Back yard has standing water year-round. Install french drainage system
RETAINING WALLS TYPE: driveway			x	Falling over into neighbor's yard. Demo and redo driveway
SIDEWALKS		x		
DRIVEWAY TYPE: dirt with concrete slabs			x	Unusable condition for cars. demo and replace
FOUNDATION TYPE: poured concrete		x		Some cracks
SIDING TYPE: wood shingle	x	x		Replace a few missing pcs. replace top window trim pcs. as needed
WINDOWS TYPE: wood		x	x	Wood frame single pane D/H. some windows have wood storms
ENTRANCES TYPE: porch with roof			x	Replace steps to porch. Demo and replace porch framing and surface. Repair or replace railing components as needed. Roof structure may be ok
DECKS TYPE: none				

GUTTERS/DOWNSPOUTS		x	x	Repair or replace front porch section. Replace missing downspouts
ROOF TYPE: gable MAT: asphalt		x		Replace shingles on porch and bay window. Repair soffit and fascia as needed.
CHIMNEYS TYPE: brick/block		x	x	Roof chimney(brick)-fair. Wood stove chimney at back of house has damage. Will have to be assessed by building inspector before use
GARAGE TYPE: steel			x	Condemned by Building officials. Will need to be demo'd.
OUTBUILDINGS TYPE: none				
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: full. Poured concrete walls		x	x	Uneven concrete floors. Some dirt areas. Standing and running water throughout. Walls parged and spalling. Replace basement stairs
HEAT TYPE: gas F/A VENTING: direct		x		Existing furnace is newer direct vent. May be salvageable.
WATER HEATER TYPE: gas VENTING: chimney				Existing removed
ELECTRICAL SERVICE TYPE: breakers_		x		
FRONT DOOR TYPE: wood/glass		x		Weatherstrip or replace with insulated door/frame.
BACK DOOR TYPE: ins. steel			x	Replace with new door/frame
SIDE DOOR TYPE: none				
FLOOR 1				
FLOORS		x	x	Mostly hardwood. Some buckling due to wet basement. Repair or replace as needed

WALLS		x	x	Some walls repaired with gyp. Repair/finish/paint as needed
CEILINGS		x	x	Cracks throughout lath & plaster. Repair/replace as needed
TRIM		x		
KITCHEN			x	Gut and redo
BATHROOM TYPE: none				
STAIRWAY		x		Repair/replace gyp and paneling as needed
FLOOR 2				
FLOORS		x		Stained hardwood throughout.
WALLS		x	x	Some walls patched/unfinished gyp. Repair or replace as needed
CEILINGS		x	x	Cracks throughout lath & plaster. Peeling wallpaper. Repair/replace as needed
TRIM		x		Some window trim pcs. missing. Replace as needed
BATHROOM(S) TYPE: full			x	Gut and redo

OTHER:				
ATTIC		x		Access from hallway. Stairs good. ½ storage area. Finished room that has partially collapsed gyp ceiling

EMERGENCY ACTIONS: French drain in back yard. Eliminate water in basement. Demo garage.

PROPERTY VALUE ASSESSMENT

PROPERTY IN QUESTION	ASSESSED VALUE: 30 LAST SOLD DATE: 2023 LAST SOLD PRICE: 1
HOUSE ON LEFT 15 Dearing	ASSESSED VALUE: 37 LAST SOLD DATE: 2016 LAST SOLD PRICE: 4.5
HOUSE ON RIGHT 19 Dearing	ASSESSED VALUE: 45 LAST SOLD DATE: 2011 LAST SOLD PRICE:
ACROSS STREET 20 Dearing	ASSESSED VALUE: 39 LAST SOLD DATE: 2003 LAST SOLD PRICE: 14
HOUSE BEHIND City lot	ASSESSED VALUE: LAST SOLD DATE: LAST SOLD PRICE: