

GENERAL INSPECTION

DATE: 12/19/23
ADDRESS: 49 Utica

BUILDING DESCRIPTION

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

YEAR BUILT: 1923 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1054

ASSESSED VALUE: 39.5K CONDITION (1-10): EXT: 8 INT: 7

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE	x			
RETAINING WALLS TYPE: none				
SIDEWALKS	x	x		Cast concrete steps placed over old concrete system
DRIVEWAY TYPE: asphalt	x	x		
FOUNDATION TYPE: block	x	x		Some joint cracks
SIDING TYPE: vinyl	x			Some windows could have new alum trim installed to pitch water better
WINDOWS TYPE: wood frame/vinyl replacements	x	x		
ENTRANCES TYPE: enclosed porch	x			ACT ceiling has been removed. Install new ceiling system to cover exposed insulation
DECKS TYPE: none				Existing rear deck removed
GUTTERS/DOWNSPOUTS		x	x	Repair leaks and re-pitch to downspouts

ROOF TYPE: gable MAT: asphalt	x	x		Eaves show signs of ice build-up. Gutter on driveway side appears to have fallen because of ice.
CHIMNEYS TYPE: brick	X			
GARAGE TYPE: gable roof. Wood frame	x			Overhead door removed and filled in with man door
OUTBUILDINGS TYPE: shed	x			T-111 barn style
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: full. Stacked stone walls	x			Minor seepage at walls. Some wet floor areas. Several steel and wood columns to stiffen or strengthen first floor framing
HEAT TYPE: gas F/A VENTING: chimney				Existing removed. Install new system
WATER HEATER TYPE: gas VENTING: chimney				Existing removed. Install new
ELECTRICAL SERVICE TYPE: buss fuse			x	Upgrade to new breaker panel
FRONT DOOR TYPE: wood/glass			x	Replace with insulated door/frame
BACK DOOR TYPE: glass patio			x	Existing broken. Install new
SIDE DOOR TYPE: none				
FLOOR 1				
FLOORS		x		Newer laminate throughout, by homeowner
WALLS	x	x		Most walls patched/repared by homeowner. Finish patching and paint

CEILINGS	x	x		Most walls patched/repared by homeowner. Finish patching and paint
TRIM	x	x		Some crown installed by homeowner.
KITCHEN		x		Cabinets removed.
BATHROOM TYPE: none				
STAIRWAY	x	x		Landing removed for heat run/return. 1 repaired tread
FLOOR 2				
FLOORS		x		Homeowner installed laminate most areas.
WALLS	x	x		Most patched/repared by homeowner. Finish and paint
CEILINGS	x	x		Most patched/repared by homeowner. Finish and paint
TRIM	x	x		Crown by homeowner in some rooms.
BATHROOM(S) TYPE: full			x	Existing 80% gutted.
OTHER: Basement door at rear			x	Existing opening collapsed. Fill in foundation wall to eliminate

