

GENERAL INSPECTION

DATE: 12/19/23
ADDRESS: 58 Cowden

BUILDING DESCRIPTION

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

YEAR BUILT: 1910 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1296

ASSESSED VALUE: 29K CONDITION (1-10): EXT: 4 INT: 3

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE	x	x		
RETAINING WALLS TYPE: none				
SIDEWALKS	x			
DRIVEWAY TYPE: dirt/grass	x			
FOUNDATION TYPE: block		x	x	Some cracks. Spalling on back of house. Repair or replace sinking foundation on addition at rear of house.
SIDING TYPE: wood clap/lower. Wood shingle/upper		x	x	Scrape and paint weathered areas. Replace rotted trim pcs. as needed. Some soffit/fascia rot.
WINDOWS TYPE: wood frame/vinyl reps		x	x	Some vinyl reps with broken glass- replace as needed. some single pane D/H-install vinyl reps
ENTRANCES TYPE: porch/roof		x		Replace P.T. steps to porch
DECKS TYPE: none				
GUTTERS/DOWNSPOUTS: TYPE: none				

ROOF TYPE: gable/dormers MAT: asphalt	x	x		Repair leaks at rear dormer valleys. Repair overhang and cornices as needed.
CHIMNEYS TYPE: brick_____	x	x		
GARAGE TYPE: none				Existing demo'd
OUTBUILDINGS TYPE: none_				
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: full. Poured concrete walls	x	x		Some concrete floor cracks, seepage. 25% wet floors
HEAT TYPE: gas F/A VENTING: chimney				Existing removed
WATER HEATER TYPE: gas VENTING: chimney				Existing removed
ELECTRICAL SERVICE TYPE: breaker		x		
FRONT DOOR TYPE: steel ins/glass_____			x	replace with new insulated door/frame
BACK DOOR TYPE: wood/glass			x	Replace with new insulated door/frame
SIDE DOOR TYPE: none				
FLOOR 1				
FLOORS		x		Sand/refinish or cover

WALLS		x	x	Repair/replace lath and plaster as needed
CEILINGS		x	x	Repair/replace lath and plaster as needed
TRIM		x	x	Replace missing pcs. as needed
KITCHEN			x	Gut and redo
BATHROOM TYPE: none				
STAIRWAY		x		3 cracked/damaged treads- repair/replace. Replace missing ballusters
FLOOR 2				
FLOORS		x		Sand/refinish or cover
WALLS			x	Demo and replace lath and plaster as needed
CEILINGS			x	Demo and replace lath and plaster as needed
TRIM			x	Repair/replace missing pcs. as needed
BATHROOM(S) TYPE: full			x	Gut and redo

OTHER:				
ATTIC		x		Access hole in hall ceiling. Install window

EMERGENCY ACTIONS: repair or replace foundation at rear addition.

PROPERTY VALUE ASSESSMENT

PROPERTY IN QUESTION	ASSESSED VALUE: 29 LAST SOLD DATE: LAST SOLD PRICE:
HOUSE ON LEFT	ASSESSED VALUE: 37 LAST SOLD DATE: 2012 LAST SOLD PRICE:
HOUSE ON RIGHT	ASSESSED VALUE: 40 LAST SOLD DATE: 2021 LAST SOLD PRICE: 40
ACROSS STREET	ASSESSED VALUE: 38 LAST SOLD DATE: 2016 LAST SOLD PRICE: 20
HOUSE BEHIND	ASSESSED VALUE: 33.5 LAST SOLD DATE: LAST SOLD PRICE: