

GENERAL INSPECTION

DATE: 12/19/23
ADDRESS: 73 Beech

BUILDING DESCRIPTION

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

YEAR BUILT: 1912 NUMBER OF FLOORS: 2 SQ FOOTAGE: 1683

ASSESSED VALUE: 46K CONDITION (1-10): EXT: 7 INT: 5

EXTERIOR	GOOD	FAIR	POOR	NOTES
DRAINAGE	x	x		
RETAINING WALLS TYPE: none				
SIDEWALKS	x			
DRIVEWAY TYPE: none				Street parking
FOUNDATION TYPE: block_____	x	x		Minor cracks, spalling. Repair/patch as needed.
SIDING TYPE: wood clap	x	x		Some trim pcs. need replaced. Some siding on back needs replaced/repared where deck was removed
WINDOWS TYPE: wood frame with vinyl reps	x	x		Most vinyl reps in good condition
ENTRANCES TYPE: open covered porch		x	x	Replace wood steps to porch. Replace porch surface (existing fir T&G). Porch pier at right needs to be demo'd and replaced. Hole in roof causing wainscott ceiling damage.
DECKS TYPE: none				Existing deck at back of house removed
GUTTERS/DOWNSPO UTS		x		Some leaks and missing parts.

ROOF TYPE: hip/dormers MAT: asphalt/rubber		x	x	At minimum, replace asphalt shingles at porch and dormer valley leak areas. Replace rubber roof on rear addition.
CHIMNEYS TYPE: brick_____		x		
GARAGE TYPE: none				
OUTBUILDINGS TYPE: none_____				
INTERIOR	GOOD	FAIR	POOR	NOTES
BASEMENT TYPE: full. Stacked stone		x	x	Complete wet floor. Replace metal support posts due to moisture as needed.
HEAT TYPE: gas H/W base VENTING: chimney				Existing system removed
WATER HEATER TYPE: gas VENTING: chimney				Existing system removed
ELECTRICAL SERVICE TYPE: breaker/buss				Upgrade buss system to breakers
FRONT DOOR TYPE: wood/glass	x	x		Weatherstrip to make more efficient
BACK DOOR TYPE: none				
SIDE DOOR TYPE: wood/glass		x	x	Replace with insulated door/frame. New storm
FLOOR 1				
FLOORS	x	x		Existing carpets removed. Yellow pine flooring. Sand/refinish or cover

WALLS		x	x	Lath and plaster. Cracks throughout. Peeling wallpaper. Repair/replace water damaged and peeling areas. Entire first floor surfaces yellowed by cigarette smoke
CEILINGS		x		Repair cracks and water damaged areas
TRIM		x		
KITCHEN		x	x	Built in wood cabs/laminate tops. Possible gut and redo. Replace ACT ceiling system
BATHROOM TYPE: full. Off of kitchen		x	x	Minor repairs or possible gut and redo
STAIRWAY (to upper appt)	x	x		Access to upper appt. is via side door/hallway
FLOOR 2				
FLOORS		x		Mostly painted hardwood or yellow pine. Sand/refinish or cover
WALLS		x	x	Many areas loose lath and plaster with cracks and water damage. Repair or replace as needed
CEILINGS			x	Many areas loose lath and plaster with cracks and water damage. Repair or replace as needed
TRIM		x		
BATHROOM(S) TYPE: full		x	x	Existing clawfoot tub. Gut entire room and replace new

OTHER: tree			x	Cut down tree at left of front porch to stop contact damage to roof and siding.
ATTIC		x		Partially finished storage areas

EMERGENCY ACTIONS: needs roof patching or new

PROPERTY VALUE ASSESSMENT

PROPERTY IN QUESTION

ASSESSED VALUE: 46
LAST SOLD DATE: 2002
LAST SOLD PRICE:

HOUSE ON LEFT
26 Everett

ASSESSED VALUE: 58
LAST SOLD DATE: 2002
LAST SOLD PRICE: 79.5

HOUSE ON RIGHT
77 Beech

ASSESSED VALUE: 58.5
LAST SOLD DATE: 2001
LAST SOLD PRICE: 55

ACROSS STREET
78 Beech

ASSESSED VALUE: 35
LAST SOLD DATE: 2011
LAST SOLD PRICE: 47

HOUSE BEHIND
30 Everett

ASSESSED VALUE: 48.5
LAST SOLD DATE:
LAST SOLD PRICE: