

534 Oak St.

534 Oak St. is a one-story single family residence with 2 full baths and 2 bedrooms. All mechanicals for plumbing, heating and electrical are being replaced entirely. A new driveway will be replacing the existing drive and the yard will be cleaned and water drainage will be corrected on the outside of the property.

Oak St appeared to be under construction by an unknown person when we acquired the property. It showed where there were many additions done incorrectly and the rear part of the house had a flat roof with headroom of 6'5" that had fallen in. After getting a survey done it also showed the foundation position was incompliant with Dane County Zoning. Along with that, the foundation was a cinder block build that was buckling on the south wall more than 2" and crumbling in many other areas from years of water damage. As we removed the fallen back roof and continued, it was clear all areas needed to be opened up for safety reasons. There were open ended wires in multiple places throughout the property's walls and ceilings, and also showed the house was held together by three different layers of siding and cardboard with studs 4' on center in places. None of the windows or doors had appropriate headers and the 2" x 4" existing trusses were ready to fail as well.

As we removed the areas of the house by hand that were inadequate for living and rebuilding, it was clear that there was nothing left. Recycling was done through Royal Container service and most of the metal was given to a local vender up the street. What we have complete to date is the repairing of the foundation walls on the inside of the existing walls which also allowed us to correct the positioning of the house that is now compliant with current zoning regulations. We have installed a new floor system and new interior and exterior walls. We are planning to finish the house to replicate the existing structures in the area. The exterior will be finished with SmartSide.