

## Photo Group 1

Photo Group 1 focuses on the mechanicals in the basement. The photos show the original plumbing without any updates. Floor joists have been cut and patched in the bathroom floor area. In another area, a major support beam has been bored through.



Cutting  
of joists





**Boring through a support beam**





**Photo Group 2**

Photo Group 2 addresses the heating and AC system which is more than 16 years old. Note the “just-get-by” method of maintenance utilized by the previous landlord.



**Inactive  
chimney  
is not  
capped**

### Photo Group 3

Photo Group 3 depicts the stair area, revealing it to be unsafe with no railing. I measured the current head clearance area vertically, and from the top of the stair tread to the ceiling it measured 5 ft. 9 in. – a space that falls far short of current code.



**5 ft. 9 in. head clearance does not comply with current code**

### Photo Group 4

Photo Group 4 captures several issues on the main floor. Sixteen of the 20 windows in the house are original and should definitely be upgraded for energy efficiency. The photos show the glazing falling off, loose panes of glass and the poor condition of the windows and doors.



**Poor  
glazing**





**Loose  
pane of  
glass**



**Poor  
balance  
spring  
system**

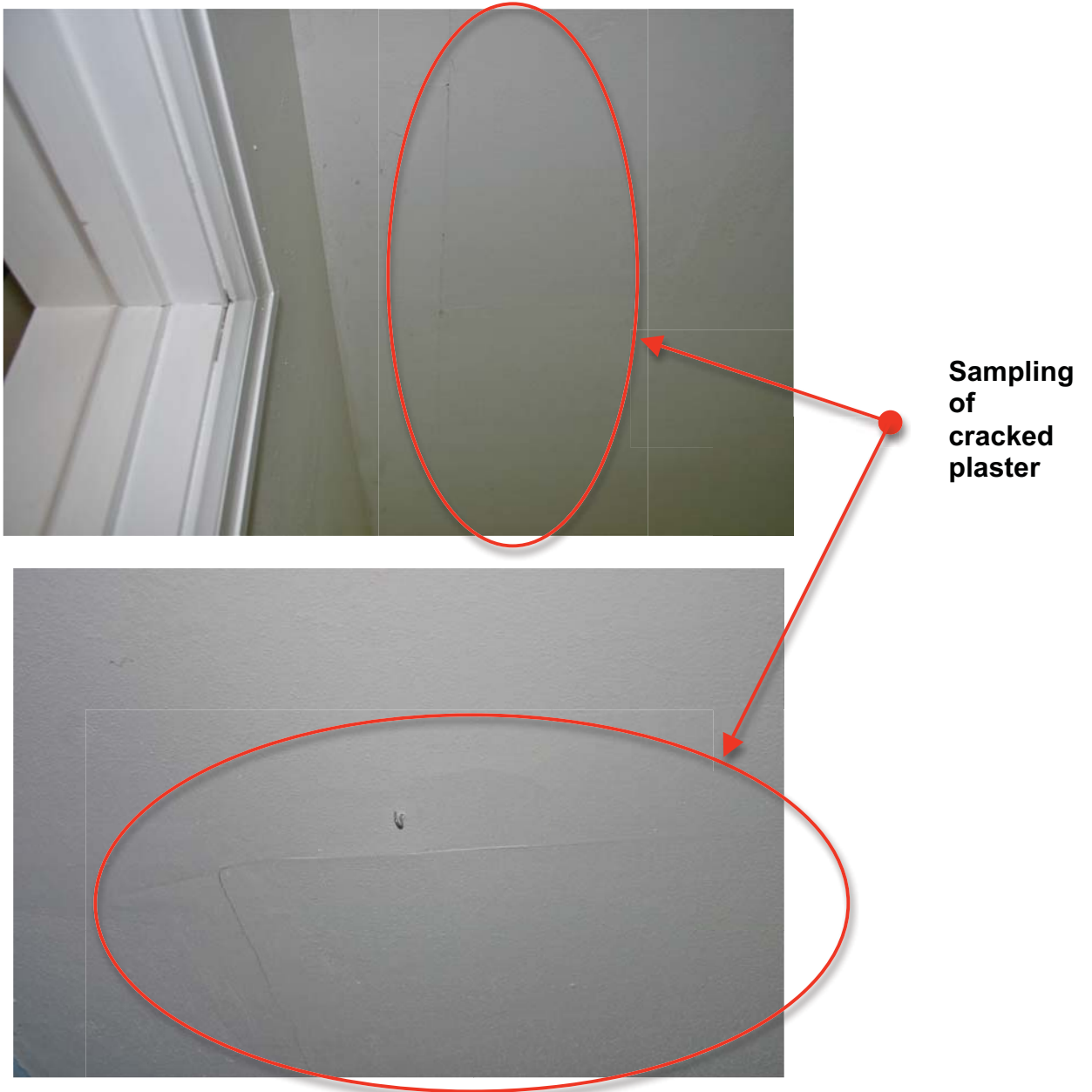






## Photo Group 5

Photo Group 5 shows the current condition of the plaster in the house and is just a sampling of many similar areas of concern throughout the house. I came across two areas of bulge in the walls that indicate water leakage behind the plaster or that the plaster is at the point of falling off the wall. Although it is difficult to capture with a camera, the plaster issues indicate some serious problems associated with the age of the house.





**Sampling of cracked plaster**



## Photo Group 6

Photo Group 6 shows an existing front porch that was converted into living area many years ago. The photo reveals a difference in floor height of 1 5/8 inches between the converted porch and the original floor. While this addition may have been sufficient for a rental property, it is not appropriate for our homeowners who are in their early 70's. The difference in floor height as well as issues with roof sag indicate a greater concern about how the converted space was added on and why some structural integrity was lost in the process of converting this addition.

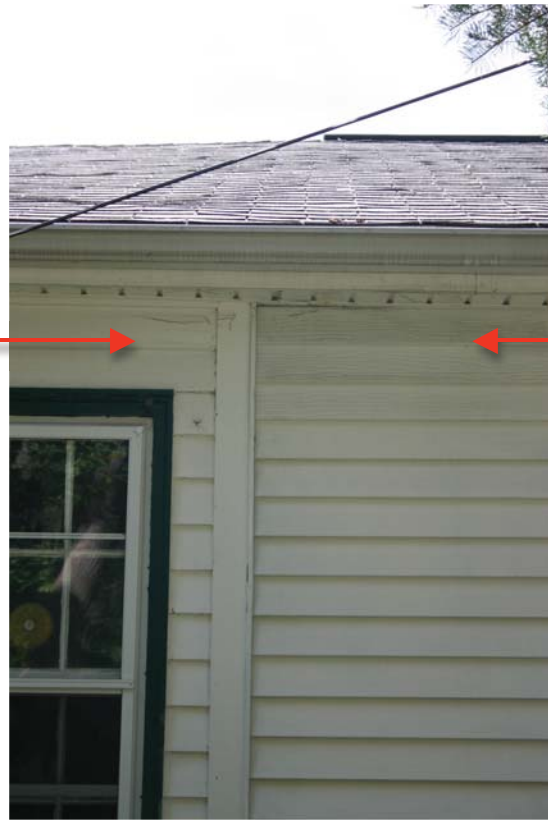


**1 5/8" rise  
where porch  
was  
remodeled  
and  
converted  
into  
additional  
living space**





**Original house**



**Porch addition**

**Vent pipe located in valley area**



**Shifting or poor blending of converted porch area to original house**

**Water leakage**



### Photo Group 7

Photo Group 7 addresses a final area of concern: Will the new home my clients wish to build successfully blend with existing neighboring homes? The photos below show a home positioned diagonally across the street and another just west of my clients' property at 449 Toepfer Ave. These photos show the style of existing homes in the neighborhood. The style and elevation of the home my clients desire to build blends perfectly with other homes in the neighborhood.

*(Photos on next page.)*



**House located at the corner of Birch & Toepfer (diagonal from 449 Toepfer Ave.)**



**House directly west and across the street from 449 Toepfer Ave.**