

To: Sarah Keifer

From: Brian Ezell

Date: 4/24/2023

Subject: Historic house site reviews of Kent County owned properties summation.

**Hunn house:** A site review was conducted at this location on Thursday, April 20<sup>th</sup> by Scott Tanner and Brian Ezell.

The structure presents health related hazards. Expected age-appropriate materials include the presence of asbestos siding, asbestos floor tile, and remnants of asbestos pipe insulation. There is lead-based paint at the exterior and interior of multiple windows, doors, trim, and walls. Some windows appear to have lead glass presence. Moisture growth hazards are visible in the basement as various fungal growth, mildew strains, and mold presence is consistent throughout floor joists, beams, and bottom sides of floor planking. Evidence of vermin is present in the basement.

There is visible evidence of structural deficiency at various locations. The front porch has significant settlement resulting in severe sloping away from the house at the floor and eave of the roof; stabilization measures are present. Mortar joint failure at the main chimney is visible from the ground. Several interior rooms have observable sloping, bellying, and unevenness of the floor joists, and weak spots in the floor. Evidence of powder post beetle damage is present throughout the basement with signs of framing members compression at some locations. Moisture damage is present at several floor joists visible in the basement. Stabilization efforts are present. Portions of brick walls in the foundation have fallen or appear partially demoed. Daylight is prevalently visible at above grade levels from various locations in all three sections of the foundation. Evidence of moisture penetration is visible through the foundation walls. The front right section of the basement/crawlspace has suffered scouring/undermining of the dirt buttressing below the foundation walls with settlement of dirt in a manner consistent with persistent water flow and pooling of water.

Damage is present at the exterior vinyl siding and faux foundation blockwork throughout. No attempt was made to operate any of the fixtures or facilities as the existing water heater, well pump, and boiler do not appear to be in working order. Power is on as the security system is active, but some of the electrical system dates from 1<sup>st</sup> & 2<sup>nd</sup> generation wiring where components are visible.

**Goggin house:** A site review was conducted at this location on Friday, April 21<sup>st</sup> by Paul Modesto, Jr. and Brian Ezell.

Age related health hazards are visible due to era-appropriate materials throughout the interior and exterior: lead-based paint at exterior and interior surfaces, asbestos pipe insulation in the basement, lead solder and piping is visible in the basement, and active 1<sup>st</sup> generation knob & tube wiring and fixtures. Consider remediating such items in places accessible to or involving public use.





Exterior components: The exterior paint covers frequent locations of poor-condition mortar joints and deteriorated masonry surfaces, some penetrable to the interior—consider full repointing of all exterior mortar joints. Significant settlement cracks are visible at the exterior with repair. Moisture damage and/or dry rot is present at nearly all exterior wood surfaces including windowsills, door thresholds, shutters, front porch members, right side ramp, and rear landing—such items should be replaced or repaired if possible. The rear entry doors/jams have damage present—these should be repaired where possible or replaced. No support is present below the rear entry door 18" deep threshold; no lintel or passthrough frame is present at the opening in the triple wythe brick wall from the basement to the Bilco door—provide shoring by design. Gutters need repair or replacement, potentially fascia boards are damaged or deteriorated.





Interior components: Evidence of moisture penetration is present at multiple locations of the ceilings, exterior walls, and trim. Reinforcement and shoring are present at multiple first floor beams throughout the basement and crawlspaces; however, gaps between framing and planks are present. Daylight is visible in various locations of the foundation walls with evidence of pest and moisture entry. Most areas of the foundation interior mortar joints have been repointed, some signs of deteriorating mortar joints and some brick dust is present. Several floor beams visible in the foundation space are damaged from moisture, powder post beetles, mechanical alteration, or combination of the three. The rear stairwell for the basement and servants' quarters have loose/deteriorated treads. Settlement cracks are present throughout the interior walls and ceiling plaster & lath at all levels. Some sections of plaster and lath have fallen or appear ready to fall. No insulation is visible in the floors, walls, or ceilings.



