

Mills Act Home Inspection | 2017

Deck built in 1995

Mills Act Historic Property Evaluation

EFFECTIVE: 2004

Property Address: 1695 Market Street	APN: 269-34-020
Owners: Kim Khoe	Date of Inspection: 10/16/2017 @ 4:00 PM

Please state N/A under comments if characteristic does not apply to the historic property.

Primary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Aesthetics (Overall Appearance; Is there a <i>plaque</i> visible?)			X		no clay plaque
Paint Condition (Is there any paint peeling off? Interior & Exterior)		X			detached don't have downspouts
Gutters & Downspouts (Are they blocked or filled? Are they intact?)	X	X			front - missing part of gutter (back) trim - wood not, termite
Windows (Overall condition including glass and frame)		X	X		frame - paint chipping off functional Vinyl - Bay window
Roof Condition (Are there any shingles detached or missing? Moss growth?)		X	X	X	almost at end (22 yrs) 30 year no leakage no curling, no moss, no shingles falling off
Trim: Eaves, Fascia, Soffits (Do these features look serviceable or worn?)		X			repainted, some exposed features
Exterior Walls (Are there any cracks, stains, etc.? Look at South facing wall)			X		
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		there is foundation
Exterior Stairs (Do they look safe or serviceable? Railings condition?)			X		not painted in back
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		stripped Queen Anne Cottage

Stairs - are not final

added upstairs

trimwork missing in ~~living~~ ^{Antique} room

window has been moved in kitchen

plaster/sheath rot

Permit to bump out living room

basement - permits

Mills Act Home Inspection 2017

HVAC System (Is there a system installed? Is it functional? Efficiency?)				X	all new plumbing needs to install AC
--	--	--	--	---	---

Secondary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Landscaping (Does the lawn look well groomed? Are there any overgrown weeds/plants?)		X			dry patches
Fencing Condition (What type of material is being used?)		X	X		needs paint no leaning
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)			X		no garage dirt driveway check permits
Front Walkway Condition (Are there any cracks or uneven pavement?)			X		concrete
Sprinklers (Does there seem to be a system installed? Is it functional?)			X		installed but turned off
Chimney Condition (Does it look functional or worn? Is there a spark arrestor?)					N/A
Porch/Patio Condition (Is it worn? Are there any parts missing?)			X		

Points Tally: no city street tree

	Amount Checked per Category	Tally Conversion
Excellent (4)	1	4 x 1 = 4
Good (3)	12	3 x 12 = 36
Fair (2)	3	2 x 3 = 6
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x =
Total Accumulated Points:		47

Percentage Calculation:

18 - (Number of characteristics that were N/A) = [Answer]

[Answer] x 4 = Total Possible Points

Total Accumulated Points/Total Possible Points = x 100 = %

caution

interior steps - unfinished!

**The Description of the Historic Property
Preservation and Restoration Efforts
Exhibit "C"**

10 Year Plan for 1695 Market Street

Owners: Kim Khoe/George Coble

2005 – 2006: Repair/replace gutters and fix roof (edges)
Repair/replace window trim

2007 – 2008: Paint outside of house

2009 – 2010: Fix front porch (columns need to be replaced).
Lay foundation and framing for garage.

2011 – 2012: Continue work on garage.

2013 – 2014: Complete garage (interior).

In addition, we have performed the following work in the last 10 years:

1. Reroof
2. Foundation BLD 1995-103962 - repair foundation
3. Repair/replace lathe and plaster
4. Replaced flooring
5. Add second floor without changing the roofline – working within the constraints of maintaining the original look of the dwelling. BLD 1995-106569 raise roofline
6. Restored inside doors.
7. Restored the outdoor window trim.

BLD 1995-104485 upgrade electric

Hello Tiffany - here is a list of the items I believe I can take care of in the next 18 months in order to stay on the Mills Act. Please feel free to let me know which ones the city deems more important and when they would like to see them completed.

- 1) Finish gutters on house
- 2) Complete/fix trim on house
- 3) Paint deck railing
- 4) Put sod or some sort of ground covering in front yard

Let me know if this is sufficient - or add to it if you would like.

Kind Regards,

Kim Khoe

1695 Market St.

Santa Clara