

Mills Act Home Inspection | 2017

Mills Act Historic Property Evaluation

effective: 2011

Property Address: 741 Lincoln Street	APN: 269-26-040
Owners: Grant Takamoto	Date of Inspection: 12/5/2017 @ 10:30am

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	X		no plaque
Paint Condition (Is there any paint peeling off? Interior & Exterior)			X		
Gutters & Downspouts (Are they blocked or filled? Are they intact?)			X		
Windows (Overall condition including glass and frame)		X			vinyl
Roof Condition (Are there any shingles detached or missing? Moss growth?)			X		
Trim: Eaves, Fascia, Soffits (Do these features look serviceable or worn?)		X			
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			
Exterior Stairs (Do they look safe or serviceable? Railings condition?)			X		
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		Transitional California Craftsman Bungalow

Issues in support
looking to sell property soon

tented for termites

Most projects on 10 year plan is NOT completed

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HVAC System (Is there a system installed? Is it functional? Efficiency?)					? N/A
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Secondary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Landscaping (Does the lawn look well groomed? Are there any overgrown weeds/plants?)			X		
Fencing Condition (What type of material is being used?)			X		
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)		X			
Front Walkway Condition (Are there any cracks or uneven pavement?)		X			
Sprinklers (Does there seem to be a system installed? Is it functional?)			X		
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:

	Amount Checked per Category	Tally Conversion
Excellent (4)		4 x =
Good (3)	10	3 x 10 = 30
Fair (2)	6	2 x 6 = 12
Poor (1)		1 x =
N/A (0)		0 x =
	Total Accumulated Points:	42

Percentage Calculation:

18 - (Number of characteristics that were N/A) = [Answer] 16

[Answer] x 4 = Total Possible Points 64

Total Accumulated Points/Total Possible Points = 0.66 x 100 = 66 %

As my wife and I begin planning for a family, living in a strong community and neighborhood are very important to us. It is with this spirit and energy that we hope to contribute to the revitalization of the "Old Quad" neighborhood, including a vibrant and lively Franklin Mall.

10 Year Preservation / Restoration project plan (phases by year):

- Year 1: Repair / replace existing deteriorating, concrete house foundation adjacent to porch landing.
- Year 2: Repair / replace existing wood floor and wall framing due to subterranean and dry wood termite damage.
- Year 3: Repair / restore heavy-beam porch roof to match the architectural style of house.
- Year 4: Repair / replace existing concrete porch landing with new concrete and wood porch landing to match the architectural style of the house.
- Year 5: Remove and replace three existing, single hung, vinyl windows with new single hung wood windows and restore / repair multi-light transom and trim as required to match the style of house. (Location: gable facing street)
- Year 6: Remove and replace three existing, single hung, vinyl windows with new wood windows and restore / repair multi-light transom and trim as required to match the style of house. (Location: porch facing street)
- Year 7: Remove and replace two existing single hung, vinyl windows with new single hung wood windows and restore / repair trim as required to match style of house. (Location: side bay windows facing street) Replace existing steel door with new wood door to match the style of house.
- Year 8: Repair / restore existing horizontal wood siding, trim and miscellaneous architectural detailing (front gable square columns, rafter tails, etc.) and prepare for painting. *Painted*
- Year 9: Paint exterior of house. ✓
- Year 10: *Not done* Replace existing asphalt driveway with new "turf-block" type driveway and redesign and landscape front yard with low maintenance plant and paving material. Re-introduce new ornamental trees in front sidewalk planting strip.

permits - mostly electrical (before Mills Act)

Note: 2015 - raw sewage & gray water flowing into yard and inside house