

**Mills Act Historic Property Evaluation**

effective: 2011

<b>Property Address:</b> 741 Lincoln Street	<b>APN:</b> 269-26-040
<b>Owners:</b> Grant Takamoto	<b>Date of Inspection:</b> 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:
<b>Aesthetics</b> (Overall Appearance; Is there a <i>plaque</i> visible?)		<del>X</del>	X		no plaque
<b>Paint Condition</b> (Is there any paint peeling off? Interior & Exterior)			X		
<b>Gutters &amp; Downspouts</b> (Are they blocked or filled? Are they intact?)			X		
<b>Windows</b> (Overall condition including glass and frame)		X			vinyl
<b>Roof Condition</b> (Are there any shingles detached or missing? Moss growth?)			X		
<b>Trim: Eaves, Fascia, Soffits</b> (Do these features look serviceable or worn?)		X			
<b>Exterior Walls</b> (Are there any cracks, stains, etc.? Look at South facing wall)			X		
<b>Foundation Condition</b> (Does it seem weak? Look for balanced or leaning walls)		X			
<b>Exterior Stairs</b> (Do they look safe or serviceable? Railings condition?)			X		
<b>Architectural Style</b> (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

# Mills Act Home Inspection | 2017

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

	Poor	Fair	Good	Excellent	Comments:
<b>Landscaping</b> (Does the lawn look well groomed? Are there any overgrown weeds/plants?)			X		
<b>Fencing Condition</b> (What type of material is being used?)			X		
<b>Driveway &amp; Garage</b> (Are there any cracks or uneven pavement? How is the structure of the garage?)		X			
<b>Front Walkway Condition</b> (Are there any cracks or uneven pavement?)		X			
<b>Sprinklers</b> (Does there seem to be a system installed? Is it functional?)			X		
<b>Chimney Condition</b> (Does it look functional or worn? Is there a spark arrestor?)					N/A
<b>Porch/Patio Condition</b> (Is it worn? Are there any parts missing?)		X			

## Points Tally:

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