



John Hill Construction, LLC  
123 S. Second St., Loveland, OH 45140

**RESIDENCE**

8/28/2024

202 Railroad Ave., Loveland, OH 45140



**GENERAL**

The report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, John Hill Construction, LLC, assumes no liability in those areas.

All observations are noted as the inspector faces the front of the house for purposes of mutual orientation.

This inspection report is intended to detail the condition of the structure and mechanical systems in relation to the feasibility of this house being restored to a habitable domicile that is current with modern building codes.

This report details the inspection that took place on August 14, 2024.

## EXTERIOR CONDITIONS

- 1) The roof surface is composed of two layers of asphalt shingles, indicating the top layer has been added onto the older layer. This should be remedied as it **causes excess moisture to be trapped against the sheathing.**
- 2) Waviness in the roof line indicates **failing roof sheathing** that needs to be replaced.



- 3) The house is **missing gutters** on over 75% of the eaves. The lone gutter that is present is failing. All new gutters are required to be professionally installed.
- 4) Siding rot indicates **the roof flashing is installed improperly.** The flashing requires replacement. This includes around the boots for plumbing vents.



- 5) The **soffits, rake boards and gutter boards are all failing** and require replacement.



- 6) The siding is a combination of **asbestos paneling** and T-11 plywood. It is failing in multiple areas, and needs to be replaced with a modern equivalent material. **Asbestos remediation is required**. Wall sheathing is rotten as well. Sheathing requires replacement.



- 7) The paint on the **brick is failing and chipping**. Additionally, the brick shows signs of **efflorescence and mortar failure**. The paint needs to be stripped, the brick acid-washed and the areas of failing mortar tuck-pointed.



8) The porch columns are rotted out and pose an immediate threat of collapse.



9) The blacktop driveway is deteriorated to a point of posing a tripping hazard, and is too dilapidated to warrant re-topping. The blacktop requires tear out and replacement.



- 10) The sidewalk on the right and rear of home is **cracked and sunken in multiple areas, posing tripping hazards.** Sidewalk requires tear out and replacement.



- 11) The **thresholds for the custom rear doors are rotted** and causing the entire door system to fail. The doors require replacement.



## INTERIOR

- 1) Multiple interior walls show evidence of water intrusion and damage. Drywall requires replacement in multiple areas.



- 2) Floors in both kitchens are sinking, indicating failing structural members beneath. This portion of the building is constructed by laying joists on rocks. There is no proper crawl space. Whole floor requires demolition and installation of proper foundation. This will require complete new kitchens.





3) Junk removal and disposal services required to rid debris left by former tenant.



- 4) Basement floor consists of dirt, holding moisture and presenting a health hazard. Floor required to be hand-poured to convert to concrete.



- 5) Foundation walls (in areas that have foundation) are stone, permitting water intrusion. French drain system is required to be installed and tied into city storm water system.





## MECHANICAL SYSTEMS

- 1) **Wet subfloor** below bathroom. Plumbing repair required.



- 2) **Knob and tube wiring** present and in use. Requires updated to modern system.



**SUBJECT PROPERTY**

202 Railroad Avenue, Loveland, OH 45140



3 bd | 2 ba | 1,705 sqft

**COMPARABLE PROPERTY SALES**

105 N 3rd St, Loveland, OH 45140



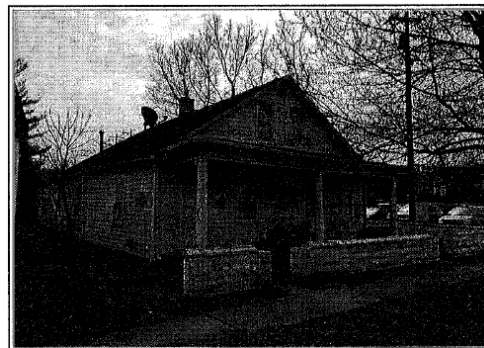
3 bd | 2 ba | 1,302 sqft  
**\$157,200** | Sold on 11/29/21

10 Shadycrest Ln, Loveland, OH 45140



3 bd | 2 ba | 1,644 sqft  
**\$255,000** | Sold on 05/04/22

124 Railroad Ave



3 bd | 2 ba | 1,705 sqft  
**\$55,000** / Sold 2019

## REPAIR COST ANALYSIS

Description	Supplier	Cost
Architect/Engineering	Studer Designs	\$ 2,500.00
General Contractor Fee	John Hill Consturction	\$ 36,600.00
Demolition	JTHM, LLC	\$ 10,500.00
Asbestos Remediation	Rainbow Environmental	\$ 15,000.00
Insurance	B.R.S. Insurance	\$ 1,500.00
Permits	City of Loveland	\$ 2,500.00
Plumbing Labor	AK Mechanical	\$ 12,000.00
Plumbing Fixtures	Ferguson	\$ 2,000.00
Lumber	McCabe	\$ 4,500.00
Framing Labor	Transfigurations	\$ 8,000.00
Exterior Doors	McCabe	\$ 1,900.00
Roof Materials	Mueller Roofing	\$ 2,800.00
Roofing labor	EST Roffing	\$ 4,800.00
HVAC Labor and Materials	A1 Mechanical	\$ 5,500.00
Electric Labor and Materials	WES	\$ 12,500.00
Drywall Labor and Materials	Baldwin Interiors	\$ 9,500.00
Interior Painting	McAdams Panting	\$ 8,500.00
Exterior Painting	McAdams Panting	\$ 13,500.00
Insulation	N/A	\$ -
Carpet	N/A	\$ -
LVT/LVP	Alford's Flooring	\$ 5,500.00
Junk Removal	JTHM, LLC	\$ 4,400.00
Hardwood	N/A	\$ -
Tile	N/A	\$ -
Cabinets	TDM Cabinetry	\$ 15,000.00
Counter tops	TDM Cabinetry	\$ 6,800.00
Interior trim material	McCabe	\$ 1,200.00
Interior trim labor	Stanfill Custom Carpentry	\$ 9,500.00
Exterior trim material	McCabe	\$ 8,500.00
Exterior trim labor	Quality Contractors, LLC	\$ 16,000.00
Brick repair labor	Gilmore Masonry	\$ 2,500.00
Brick acid wash	CleanCo	\$ 650.00
Light fixtures	N/A	\$ -
Exterior Flatwork	Hawks Contracting	\$ 4,000.00
Interior Flatwork	Hawks Contracting	\$ 9,000.00
Blacktop	Trampler brothers	\$ 8,000.00
Gutters and Downspouts	Shamrock	\$ 2,500.00
Dumpsters	Hafner & Sons	\$ 1,230.00
Bath Accessories	N/A	\$ -
Appliances	N/A	\$ -
Cleaning	JTHM, LLC	\$ 1,500.00
Foundation Waterproofing	Porginski Excavating	\$ 15,000.00
Foundation Installation	Hawks Contracting	\$ 13,000.00
<b>Total Cost of Repairs</b>		<b>\$ 278,380.00</b>
<b>Acquistion Cost</b>		<b>\$ 150,000.00</b>
<b>Total, Ownership &amp; Repairs</b>		<b>\$ 428,380.00</b>