

Mai Vang

From: Richard Kedrowski
Sent: Monday, January 6, 2025 2:26 PM
To: Marcia Moermond
Cc: Mai Vang; Joanna Zimny; Angie Wiese; David Hoban; Sean Westenhofer; Lisa Martin; David Smith; Ross, Lauren; Steve Magner
Subject: 973 Front Ave - Amber Duncan

To All,

An interior inspection of the basement and follow-up observations of the current conditions of the house was conducted today. The following is the Comments that were entered into AMANDA along with supporting photos.

1/6/25. Follow-up inspection on the property to view the basement/ mechanicals and to view the house for improvements on 1/2/25. Newer Goodman gas warm air furnace in the basement. Unsure of age since there is no permit on file for the installation. Appears newer due to the lack of build-up of dust on the unit and ductwork making it stand out from other appliances and mechanicals in the basement. Furnace has had modifications. Empty cardboard box from a gas valve is sitting on top of the furnace next to the furnace combustion vent pipe. Wire nuts and loose hanging connector plugs around the gas valve appear to indicate modifications or retrofit. Front cover of the furnace is also not in place. Combustibles are stored within 30" of the furnace. Electric water heater has had the heating element covers and insulation removed leaving 240 volt wires exposed. (Covers can be seen in the photo of the water heater on the ironing board behind the water heater). Numerous green treated support posts are installed between the floor joists and the concrete basement floor. Posts are not on plinth blocks and do not appear to be on footings. There is a lead water main with the shutoff valve before the meter missing a handle. A clothes dryer in the basement is plugged into an extension cord that runs across the ceiling of the basement to an electrical box by the breaker panel. Dryer vent is separated near the ceiling against the west wall of the basement. Basement trap door appears to be off of the hinges and has no hold-open device. Condition of the rest of the house appears to be similar to the inspection on 1/2/25. Still a strong odor of animal feces. One photo shows a large amount of feces in one of the dog cages. When questioned, PO, Amber stated that it was a normal amount.

Please feel free to contact me if you have any questions.

Thanks,
Dick



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