



## 2240 Keyes Avenue, Madison, WI – Condition Assessment 10/21/2020

Prepared by Melissa Destree, AIA

**Existing Structure** = 3 bed w/ 2 bath 1759 sf with detached 2 car garage. Year built 1914. The building is a traditional 4 square with single roof dormer. The porch was enclosed at some point in the mid-century. The exterior of the building has non-historic cedar siding and cedar panels. There are no identifiable architectural details of significance to be noted. The asphalt roofing is curling and failing.

**Structure** – the existing floor structure and roof structure are undersized. Main level floor system is spongy with uneven floor transitions. Second floor framing is undersized. Roof structure does not address snowloads and is damaged from years of neglect and ice dams.

**Walls** – There is overwhelming evidence of water infiltration, mold and damage most visible from inside the house.

**Foundation** – the foundation is in acceptable structural condition for a building of this age, there is water migration issues during rain events and dampness.

**Detached Garage** – There is a two car detached garage in the rear of the lot that is in acceptable condition. Roof requires replacement, garage door damaged and siding needs maintenance. Reuse may be a possibility.





**Side of House - Garage Side (north)** – The windows are deteriorated and rotten, cedar is in a tired state and is not reusable, foundation is in an acceptable condition, however moisture migrates into basement during rain events, Basement ceiling is low. Overhead Electrical Line. Location of Gas meter.



**Side Porch** – evidence of moisture intrusion at the roof, deteriorated stairs and railing. The side porch walls and roof are undersized structurally and roof is leaking.



**Exterior Rear Elevation** – Exterior is cedar , evidence of significant water infiltration and lack of maintenance. The area with the picture window is the kitchen. Failing moisture barriers at the upper porch floor/roof has caused significant water damage and mold on the addition and existing exterior wall.



**Exterior at Main Level Kitchen** – wood rot



**Rear yard** – fence structure is deteriorated, needs removal



**Main Level Kitchen** – evidence of moisture intrusion causing falling ceiling, rotted window head and mold. See attached images of porch causing water damage. The kitchen addition requires complete removal.



**Main Level** – evidence of moisture intrusion causing failing paint and holes in side porch ceiling and dining room. The side porch is completely damaged due to water infiltration and needs to be removed.



**Upper Bedroom** – evidence of moisture intrusion causing failing paint and plaster



**Upper Floor** – wood floors are damaged and past their life, exposed pipes through-out.



**Upper Porch (above Kitchen)** – excessive lack of maintenance has caused vegetative growth producing significant water damage to Kitchen below.



**Upper Bedroom & Hall** – evidence of moisture intrusion causing failing paint and palaster



**Windows** – all the windows of the house are single paned and dry rotted.



**Upper Stair & Upper Bedroom** – evidence of moisture intrusion causing failing and peeling paint



**Exterior wall at stair** – moisture penetrating through wall due to inadequate flashing





**Existing Stair** – limited 72” head clearance



**Historic Art Glass window** - to be salvaged and reused. (this is a keeper!)