

June 15, 2018

## Building Condition Report

**4316 Monona Drive, Madison WI**  
**4217 Jerome Street, Madison WI**  
**4221 Jerome Street, Madison WI**

The Monona Grove School District owns three single family houses in the City of Madison, across Coldspring Avenue from Monona Grove High School to the south. 4316 Monona drive was purchased in 1996, 4221 Jerome Drive in 1997 and 4217 Jerome Drive in 1999. The houses have been vacant for most of that time.

### 4316 Monona Drive

This house was built in 1931. It is a 1,681 SF 3-bedroom single-story house with a detached garage on a 27,259 SF site (0.6 acres).



It is a wood framed building on a cast-in-place concrete foundation with full basement. Wood siding and casement windows appear to be original. There is a gravel driveway that is overgrown with weeds. While the building appears to be basically sound structurally, it has significant condition issues.

The roof shingles are completely deteriorated. The paint on the wood siding is peeling heavily and the storm gutters, while intact, have plants growing in them. An environmental survey has concluded that asbestos is present in widow glazing and flooring materials.

The interior of the building is not habitable and has suffered damage. There are numerous holes in the walls and ceilings, and most interior doors are missing or non-functional. Heating and main electrical equipment are obsolete. Because the utilities have been disconnected, equipment could not be tested to determine whether they are operational. In its present condition, the house is in need of a complete rehabilitation, remodeling and refurbishment. This includes siding, windows, roofing, HVAC, insulation, bathrooms, kitchen and finishes.

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 Milwaukee, WI 53202  
 414 271 5350 : main  
 414 271 7794 : fax

309 W Johnson St.,  
 Suite 202  
 Madison, WI 53703  
 608 442 5350 : main  
 608 442 6680 : fax



**4217 Jerome Street, Madison WI**

This house was built in 1977. It is a 1,232 SF 3-bedroom single-story house with an attached garage on a 13,465 SF site (0.3 acres).



It is a wood framed building on a cast-in-place concrete foundation with full basement. aluminum siding and wood windows appear to be original. There is an asphalt driveway that is in fair condition and the roof shingles are deteriorated and in poor condition. While the building appears to be basically sound structurally, it has significant condition issues.



An environmental survey has concluded that asbestos is present in flooring materials.

The interior of the building is not habitable and has been vacant for nearly 20 years. Because the utilities have been disconnected, equipment could not be tested to determine whether they are operational. In its present condition, the house is in need of a complete rehabilitation, remodeling and refurbishment. This includes windows, roofing, HVAC, insulation, bathrooms, kitchen and finishes.

**4221 Jerome Street, Madison WI**

This house was built in 1954. It is a 1,184 SF 2-bedroom single-story house with an attached garage on a 22,075 SF site (0.5 acres).



It is a wood framed building on a cast-in-place concrete foundation with full basement. Wood siding and windows appear to be original. There is a concrete/asphalt driveway that is in poor condition and the roof shingles are deteriorated and in poor condition. While the building appears to be basically sound structurally, it has significant condition issues.



The exterior roof fascia is rotted and falling off in places. It was noted that birds have broken through the siding and are nesting within the exterior walls. An environmental survey has concluded that asbestos is present in widow glazing, flooring materials and the boiler.

The interior of the building is not habitable and has been vacant for nearly 20 years. Because the utilities have been disconnected, equipment could not be tested to determine whether they are operational. In its present condition, the house is in need of a complete rehabilitation, remodeling and refurbishment. This includes siding, soffits, windows, roofing, HVAC, insulation, bathrooms, kitchen and finishes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cliff Goodhart', with a long horizontal flourish extending to the right.

Cliff Goodhart  
Senior Project Manager