

2412 Waunona Way, WI – Condition Assessment 11/11/2022

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Lake Facing Building Elevation – Note sagging roofline at lower and upper roof ridges.

Existing Structure = 4 bed w/ 2 bath 2065 sf house with detached 2 car garage. Year built 1903. The building is a lakefront cottage with gable roofs and several home additions since original construction. The exterior of the building has a mix of non historic wood shingles, panels, and thin stone veneer. While the exterior of the home has been maintained, the structure of the building is showing significant foundation settling and roof sway. There are no identifiable architectural details of significance to be noted.

Thermal Envelope – 2x4 wall construction and undersized roof framing with no energy heel add to the poor thermal performance of the building.

Detached Garage – There is a two car detached garage on the street side of the lot that is in acceptable condition. Recycle and reuse of materials is recommended.



Side of building elevations



Street facing building elevation & detached garage.

Street Elevation – Deteriorating cedar shingle siding at east elevation. Landscaping pavers and front door – recommend recycle and re-use. Windows throughout house are not original, salvage and reuse wherever possible.



Lake Side of House – The upper windows are non historic vinyl inserts, deck is deteriorating and near end of life. Roof ridge shows sagging structure and settling of foundation.



Foundation – The foundation of the building has significant settling and is contributing to floor canting and roof sagging. There is dampness at the crawl space.

Deck & Enclosed Screen Porch – A previous screen porch has been enclosed on the lake side of the home with under insulated roof. Deck is deteriorating and structure is sagging.

Structure – The existing floor structure and roof structure are undersized. Main level floor system is uneven and sloping in several rooms with uneven floor transitions. Second floor framing is undersized. Roof structure does not address snowloads and is sagging in several locations.

Main Level Kitchen & Living – Enclosed screen porch with poor thermal performance. Canted main level floors due to foundation settling. Laminate flooring at enclosed porch addition.



Images of first floor interior spaces, additions to original building with xtg laminate flooring.



Images of first floor settling and cracking at original building living spaces.

Upper Bedrooms – Undersized floor and roof structure are resulting in uneven and canted floors. Some 2nd floors slope 1-2". Ceilings and roof transitions display poor roof structure performance. Cracking and settling at roof transitions.



Images of upper level canted floors and uneven structure settling.



Images of upper level plaster cracking and roof structure deformation.