EXECUTIVE SUMMARY

On December 1, 2020, CTL Engineering, Inc. (CTL) was given a Purchase Order to undertake a Property Condition Assessment (PCA) for (7) residential properties. The properties included:

Address	Year Constructed	General Condition * (Poor-P, Fair-F, Good-G), Useable (U)					
		Site	Exterior	Interior	HCM	MEP	Overall Condition
17 N Riverview St	1927	F	P	F	Present	U	F
27 N Riverview St	Ca. 1890	G	F	F	Present	U	F
37 N Riverview St	Ca. 1850	F	P	P	Present	U	P
40 E Bridge St	Ca. 1850	F	P	G	Present	U	F
45 N Riverview St	Ca. 1900	P	P	P	Present	P	P
53 N Riverview St	Ca. 1920	P	P	P	Present	P	P
62 N Riverview St	1900	P	P	P	Present	U	P

*The Mechanical/Electrical/Plumbing (MEP) systems and Hazardous Containing Materials (HCM) reports are detailed in each individual property tab.

The purpose of these PCA's was to determine the general condition of the site, the exterior building envelope (siding, roofs, doors and windows), interior spaces (floors, walls, ceilings, doors, plumbing fixtures and casework), mechanical/electrical/plumbing systems and to do an environmental survey to check for the presence of Hazardous Materials. These assessments were performed on the main residences as well as barns and sheds. Both stone and wood fencing were also included as part of the assessments.

Most of the homes would be considered to be in fair condition at best with two properties in poor condition. Every property needs electrical, mechanical and plumbing work to meet current code. Most of the roofs are in fair to poor condition and in need of replacement. Several of the homes also need all the siding replaced and tuck pointing of masonry.

All of the properties are **recommended contributing to the Dublin High Street Historic District**, as by the previous Historic and Cultural Assessment.

Considerable investment will be needed to bring the properties up to the Residential Code of Ohio and will depend upon whether the properties are to be restored to be habitable as rental properties or are they to be resorted to represent the time period in which they were constructed.

Several of the residents indicated that several of the properties will be vacated within the next several months. Reasons given to CTL ranged from they were purchasing a new home, moving to another state, the home was in such bad condition they didn't want to live there anymore.

Based on CTL's survey and assessment, there are two properties located at 37 N Riverview St and 45 N Riverview St where the "bones" of the structures are likely so far deteriorated that by the time you strip away the layers of the home, there wouldn't be anything left to build off of. These properties are in such poor condition that it would take significant work to restore them to

a good and safe condition. Additional information on these and the other properties are included in the individual reports.

From a Historical Perspective the home at 27 N Riverview St would be considered to be the most historically accurate. Both the exterior and interior most closely resemble how the home was originally constructed. The interior wood doors and much of the wood work around doors, windows and the base are original to the home and are in very good condition. The wood floors in this home are also believed to be original but there have been some changes in the back hallway with a glazed tile installed. The windows are not original but that could be corrected in a renovation.

All assessment reports are provided within this document and organized as follows for each property address:

- **Summary of findings**
- **Historical Survey and Property Condition Assessment**
- **MEP Survey**
- **HazMat Survey**

We appreciate the opportunity to provide you with these professional services. If you should have any questions, or need further information, please feel free to contact our office. Please refer to CTL Engineering Project No. **20070043COL** and the project address in all correspondence and inquiries.

Respectfully submitted,

CTL ENGINEERING, INC.

Mikel Coulter, AIA
Department Manager

Building Envelope and Roof Engineering Services