

140 Broadway Condition Report: Windows
16 June 2023
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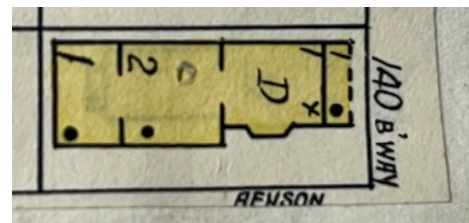
NOTE: This report supplements a prior window inspection carried out on 7 June 2023 by Deborah Ospechuk and Jeffery Rudell. The current inspection verified the general conditions of the windows described in the earlier report. This report includes as well a discussion of the roof per the applicant's request.

Windows:

- The applicant directed us to look at windows in the rear, two story portion of the house: in the three upstairs rooms and in the bedroom in the southwest corner of the first floor (note that the first floor windows were difficult to see because the room was being drywalled)
- The windows all are wood 1/1s with original sash weights
- They appear to date from around the mid-twentieth century, probably around the 1950s
- This is supported by the paste-over in the 1930s Sanborn map, which shows a later addition to the rear of the Craftsman bungalow
- The windows sashes are generally in good condition
- Most of the sills are in fair to good condition, though some are rotted in spots due to leaks



view of east side of house



1930 Sanborn map with paste-over



examples of second-floor windows



rot in sills of two second-floor windows



example of first floor window in bedroom in southwest corner

Roof:

- The brown shingle roof is in poor condition, with about a third of the back section of the house under a tarp because of leaks
- Shingles are breaking and rotting in the front section of the roof.

