

Addendum 2



SOU Housing

Henry Street Houses

Photos & Explanations of Maintenance Needs

Condition Explanations

- Asbestos: Noted material contains or is suspected to contain a % of asbestos. Typically not a safety concern unless disturbed.
- Lead Based Paint: Pre-1978 paint known or likely to contain lead, both interior & exterior.
- Roofs: “End of life cycle” indicates shingles are badly worn and need replacement, but not currently leaking *unless* noted.

1038 Henry St



1038 Henry St

Stats

- Built in ?
 - Acquired in 1984
 - 1520 Sq. Ft.
 - 2 bedroom
 - 2 bath
- Major vandalism damage (windows, doors, interior)
 - Asbestos insulation & flooring
 - House unsafe due to structural damage from termites
 - Suspected lead based paint
 - Asbestos siding falling off from deterioration
 - Fence deteriorating (on property line shared with private apartments to the west)

1038 Henry St



1040 Henry St



1040 Henry St

Stats

- Built in 1950
- Acquired in 1984
- 633 Sq. Ft.
- 2 bedroom
- 1 bath

- Vinyl siding starting to deteriorate
- Suspected asbestos siding beneath vinyl siding
- Roof at end of life cycle, has leaked
- Bathroom ceiling collapsed on last inspection
- Garage is failing structurally
- Newer vinyl windows
- Partial kitchen remodel
- House not insulated
- No central HVAC, wall mounted gas furnace

1040 Henry St



1056 Henry St



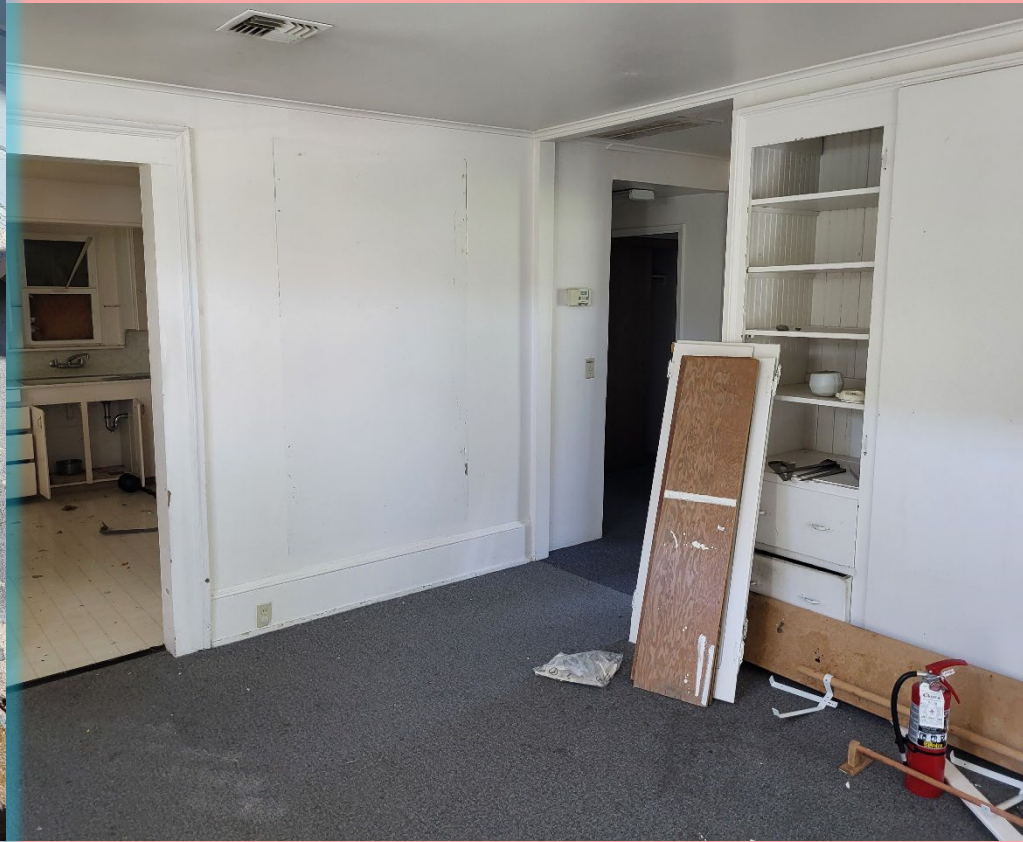
1056 Henry St

Stats

- Built in 1890
- Acquired in 1996
- 1396 Sq. Ft.
- 2 bedroom
- 1 bath

- Vandalism damage (windows)
- Asbestos siding
- Lead based paint flaking
- Foundation sinking (8" drop from corner to corner)
- Front porch separating & collapsing.
- Newer vinyl windows
- Was used as academic space in mid 2000's, IT infrastructure

1056 Henry St



1058 Henry St



1058 Henry St

Stats

- Built in 1950
- Acquired in 1979
- 754 Sq. Ft.
- 2 bedroom
- 1 bath

- Roof at end of life cycle.
- Carport not in good structural shape
- Fire damage in kitchen
- Smoke damage throughout house
- Rodent infestation
- No central HVAC, only a wall mounted gas furnace and a few baseboard heaters
- Foundation cracked in area of floor displacement
- Same tax lot as 1040 Henry St

1058 Henry St



1066 Henry St



1066 Henry St

Stats

- Built in ?
- Acquired in 1973
- 1428 Sq. Ft.
- 3 bedroom
- 1 bath

- Roof at end of life cycle
- No gutters
- Probable asbestos siding beneath deteriorating vinyl siding
- Front porch has lifted and separated from house due to trees
- Living room ceiling collapsed
- Interior of house “gutted” due to flood from pipe failure winter 2017
- Ceiling on NW corner is buckling due to foundation lifting
- Collapsed sewer line

1066 Henry St



1066 ½ Henry St



1066 ½ Henry St

Stats

- Built in ?
- Acquired in 1973
- 400 Sq. Ft.
- Studio
- 1 bath

- Physically attached to 1066 Henry St.
- Converted Garage
- Lead paint flaking
- Roof at end of life cycle
- Siding showing heavy wear
- Collapsed sewer line
- Fence in need of repair