

TOWN OF LISBON, NEW HAMPSHIRE

INCORPORATED 1763

Building Code Enforcement Officer/Health Officer

46 School Street

Lisbon, NH 03585

Telephone: 603-616-1538 Fax: 603-838-6790 Email: buildinginspector@lisbonnh.org

24-March-2022

Town of Lisbon

Board of Selectmen

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Lisbon, NH 03585

Re: 131 South Main Street-Inspection Findings

**Parcel:** The subject property consists of (1) stand-alone main house, 2 story, with (1) 2 bay attached garage. Access within the main house is quite limited due to severe quantity of Clutter and Hoarded item. Because of the clutter it is impossible to ascertain the actual condition and structural integrity of the floor systems. The lot in which the building sits is flat in nature and includes town water and sewer.

**Main House:** The building was accessed via the southerly entrance. Upon entering there is a porch on the easterly side of the main entrance while extremely cluttered it appears to be structurally sound. The main floor of the house is very cluttered with trash and various items. I observed minimal evidence of structural deterioration within the floor, wall and ceiling systems. The finish walls appear to be constructed of horse hair and plaster which will need to be removed in its entirety. Access to the upper floor was restricted due to excessive trash at the stairwell. Based on a thorough observation of the exterior of the building I find no indication that the main house suffers from structural afflictions that would limit occupancy.Mechanical, Electrical and Plumbing systems at the time of this writing are non-functional within the structure.

**Garage:** There is an attached garage located on the east of the main house. Again the area is extremely cluttered. At garage bay #1 the roof has collapsed, this is likely due to excessive snow loading or possibly the result of an isolated fire that may have compromised the roof timbers. The exterior walls show mild to moderate deflection from a vertical plane which is quite normal for a building constructed using the balloon framing method. The eave and ridge lines appear to be relatively uniform indicating a strong and unaltered diaphragm as originally constructed.

**General:** While the current condition of the property appears dilapidated in nature the main living structure appears sound and true to its original construction. The interior finishes have reached the end of their life cycle but, with renovations could be returned to their original condition. The mechanical, electrical and plumbing systems should be reworked to obtain current code compliance.

The garage upon initial observation may seem unstable but after in depth investigation is quite sound. The roof failure as previously noted requires immediate attention to avoid further detrimental weather related discomposure.

**Conclusion:** Due to the mess and excessive amount of trash one may consider the building dilapidated and uninhabitable. Based on my observations I find the overall structure to be sound. The building does have issues which will require attention but as with any older home maintenance is required. While the buildings mechanical systems are currently non-functional I believe it fair to assume that replacement or reconditioning of major systems would bring the building back into compliance.

Christopher Hodge

Building Inspector