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INFORMATION SHEET FOR 326-328 LANE ST., SIDNEY, OHIO

GENERAL DESCRIPTION: Older 2 story residence, zoned R-3 multi-family situated on a 43 ft x 120 ft corner lot with a 24 ft X 32 ft vinyl sided, detached 3 car garage. The building is frame constructed with rolled asphalt siding, open front porch, plus a semi-enclosed side porch & enclosed rear porch. There is a full basement with multiple rooms & access from 2 of the apartments. Older asphalt shingle roofing on the main part of the home, rubber roofing on the front porch & rear section. The electrical system exhibits a variety of wiring from various eras. There is a modern, main breaker box, plus additional others, some with fuses. There is a mix of plumbing types. There is a combination of original and replacement windows. Ceiling height: Approximately 8'9"

West Side:

1. Living Room, 10'6" X 14'10": Carpeted, ceiling fan, natural woodwork & half-open stairway to level two as well as access door to central stairs
2. Central Room, 10' X 11', irregular: Carpeted, bi-fold closet, basement access
3. Kitchen, 11'3" X 12'6": Carpeted, natural wood cabinets, Formica counter, SS sink, Ace disposal, GE electric range, Westinghouse refrigerator, washer-dryer hook-up, exterior door access to rear side porch.
4. Bathroom, 5' X 10'6": Carpeted, Fiberglass tub/shower unit, ceramic stool, vanity sink w/ GFI outlet.
5. Level 2: Bedroom 13' X 13'8": Carpeted, ceiling fan, HVAC vents, 2'8" X 9'6" closet and access opening to east side apartment.

East Side:

1. Living Room, 11'6" X 15": Carpeted, air conditioner opening, archway to nest room, enclosed to single door size
2. Central Room, 11'9" X 13' X 9": Carpeted, basement access
3. Kitchen, 11'5" X 13'9": Carpeted, natural wood cabinets, wood-grain Formica, SS sink, Ace Disposal, Frigidaire electric range, Kenmore refrigerator, built-in cupboard, step-in pantry, 2-220 V outlets
4. Full bath off kitchen, 2'9" X 6'9": Vinyl floor, paneling, HVAC vents, GFI
5. North Bedroom, 6'6" X 10'9": Carpeted, heated, accessible via hall from kitchen to rear porch.
6. Enclosed north rear porch, 6'8" X 10'8": Indoor/outdoor carpet, roughly paneled, exposed wiring, access door to east cement porch, 7' X 11'

Upper Level: Via front entry into a vestibule & then 16 stairs up to a small landing

1. Living Room, 12' X 15': Carpeted, window AC, door to west side screwed shut
2. Kitchen 11'8" X 11'10": Carpeted, Vintage American Kitchens sink & drain board unit, natural wood cabinets, old Roper gas range, Gibson refrigerator
3. Northwest Bedroom, 9'6" X 11': Carpeted, sliding door double closet, window AC
4. Bathroom, 5'5" X 6'7": Carpeted, vanity unite sink, stool & commercial type shower stall.

Basement:

1. Northwest side, 14' X 26'7": GFA Furnace & Central air, age unknown
2. Southeast side, 14' X 25'4": GFA furnace, nice looking water heater. Door between southeast room & northwest room is not serviceable at present.
3. North side: 17' X 24'8": Modern electrical breaker box. This room is only accessible from either northwest or southeast rooms.
4. Quoted information related to basement: One chimney lined, one unknown

