

January 16, 2022

**TAMAR'S CENTER**

**NEW HOME**

**2142 HATMAKER**

On December 1, 2021, we made our initial offer of \$149,000 on property at 2142 Hatmaker, Cincinnati, Ohio 45204 in lower Price Hill. After an inspection and some further negotiations with the owner, we settled on a final price of \$148,000. We closed on the property on Monday, December 20, 2021.

The highlights of the house are as follows:

- 2,612 Square Footage
- 4 Bedrooms
- 2 Full Baths
- Full Basement
- Air Conditioning
- 2 car Detached Garage
- Brick home
- Flat Roof
- Built in 1910

As you can expect, there were a number of items identified in the whole house inspection that will require our attention going forward. The one item that required our immediate attention was some mold that was discovered in the Basement. That work was completed by DRYEFFECT last week with the final mold retesting to be done this Monday, January 17. We are working through other items like loose railing, missing handrail, electrical issues, smoke detectors, carbon monoxide detector, and patching & painting. There were some 35 general maintenance needs that we are addressing as well (for example, downspout detached, lock difficult to work, chimney rain cap missing, roof pooling, dryer vent defect, cracked glass, supports for pipes, and missing window screens).

Overall, the staff feel's we've got a solid home for Tamar's Center for the future.