

CHANCELLORS RESIDENCE -- 2014 BUILDING CONDITION AUDIT

TAB D-2a

DATE OF REPORT:

December 4, 2014

STATUS	ITEM	LOCATION	AUDIT FINDINGS	ACTION TAKEN	PROJECTED COST			FUNDS EXPENDED		
					Material	Labor	M/L	Material	Labor	M/L
complete		First floor - Den Area	Fireplace Screen - Restricting air flow for the gas logs to properly function	Removed and reworked design to allow for sufficient air flow.	\$49.00	\$0.00		\$49.00	\$0.00	
complete		First Flr - Den	Gas Logs - operating component failure	Replacement of entire set of logs			\$1,691.00			\$1,691.00
complete		Second Floor - Den Fireplace	Gas Logs - operating component failure	Replace of entire set of logs			\$1,691.00			\$1,691.00
complete		Garage	Garage door - repainting needed	Repainted -	\$29.89	\$0.00		\$29.89	\$0.00	
complete		Basement Bath	Walls need painting	Repainted walls	\$14.29	\$0.00		\$14.29	\$0.00	
complete		Basement Bath	Towel Bars needed	Install new	\$26.36	\$0.00		\$26.36	\$0.00	
complete		Interior overall	Crown Moldings -- joint expansion due to wood shrinkage	Patched and repainted	\$15.82	\$0.00		\$15.82	\$0.00	
complete		Kitchen	Dishwasher failed to operate	Replacement of mother board by appliance repair company			\$236.54			\$236.54
complete		Basement	Door to exterior -- Deteriorated wood frame and door	Repalce door and hardware + repair damaged wood frame	\$2,000.96	\$0.00		\$2,000.96	\$0.00	
complete		Exterior - Entry steps at driveway	No handrail exist -- need for safety	Installed handrail up center of steps			\$1,400.00			\$1,400.00
complete		Exterior - Entry steps at driveway & Walk to house	Poor lighting -- safety concern	Installed lighting in brick wall at stair and along brick walkway	\$1,523.96	\$0.00		\$1,523.96	\$0.00	
complete		Back Enclosed Porch	Existing Miami Windows & doors in bad shape	Replace with insulated windows and insulated door with as much glass as possible	\$10,000.00	\$0.00		\$7,945.14	\$0.00	
complete		Rear Entry Porch	Design character does not fit the archtecture of the house + not proportional.	Remove and replace entire structure -- redesign to be more inviting and proportional to house	\$25,000.00			\$6,011.60		
complete		Clothes Washer	Failed to operate	Replace with new	\$236.54	\$0.00		\$236.54	\$0.00	
complete		Miscellaneous Items	Door Stop missing @ front door, touch up painting	Install new door stop, perform touch up painting throughout house	\$63.89	\$0.00		\$63.89	\$0.00	
complete		Exterior -- Roof at house and garage	Roofing shingles have outlived their usefull life	Replace all shingles with architectural grade shingles			\$30,000.00			\$30,000.00
complete		Clothes Dryer	Does not match new washer and of lower capacity	Replaced with a new larger dryer to match the washer -- July 2013	\$800.00	\$0.00		\$800.00	\$0.00	

	A1	Driveway Curb & Gutter	Cracked in parking area south of the house and near garage	Remove and replace bad section of concrete curb & gutter; repair asphalt as required			\$2,000.00			
	A2	Garage	Garage Door Entry Apron -- concrete cracking	Replace entire concrete apron at edge of garage			\$3,500.00			
	A3	Exterior -- Existing Brick walk - South side of House	Brick joints have failed in areas of walk.	Replace existing brick to match new walk leading to Sunporch on West side. Review layout and determine if a walk leading to the rear entry will work with outdoor functions when tents are set up			\$4,000.00			
	A4	Garage Interior Walls	Existing switch/outlet boxes at locations that have been abandoned are in need of repair	Remove existing boxes and fill in the opening with concrete block or install cover plate over opening	\$100.00	\$0.00				
	A5	Garage Interior Walls & Ceiling	In need of repainting	Repaint all surfaces including elements such as board for hanging yard tools.	\$50.00	\$0.00				
	A6	Asphalt Drive - Partial	Asphalt cracking/alligatoring at portions of driveway	Remove and replace asphalt pavement as a minimum			\$4,000.00			
	A6	Asphalt Drive - All	Asphalt cracking / alligatoring at portions of driveway + patched asphalt along brick wall.	Option to item B8 - Remove and replace entire driveway as required			\$18,000.00			
	A7	Exterior -- Brick wall along driveway	Brick wall at large tree is at potential failure due to tree size and roots.	Further evaluation TBD Determined this condition has not changed for years -- Hold on addressing until further deterioration						
	A8	Window Shutters	Existing wood shutters are deteriorated and have required repair over the years	Replace all shutters with similar sizes but with a material that will not decay over time	\$3,000.00	\$0.00				
	A9	Main Entry Stoop	Brick and mortar joints in poor condition. Top landing is not in compliance with code (not level with main floor of house). A portion of the bricks have cracked	Remove all of stoop and steps -- Redesign to replace and be in compliance with code.			\$3,000.00			
	A9	Main Entry Porch	No covered entry porch presently -- not having one presents problems with weather impact on interior when door is open + moisture on the door cause it to swell	Design and construct covered porch. Part of B11 above in overall design			\$25,000.00			
	A10	Basement Windows	Existing steel frame and single pane glass -- has deteriorated. Window wells need cleaning out and possible drainage improvements	Replace existig windows with material that is resistant to corrosion. Replace or cleanout window wells while improving drainage.			\$1,000.00			
	A11	Basement Vent Wells	Existing are full of debris and drainage is questioned	Clean out and repair drainage if necessary. Replace foundation vents if required	\$100.00	\$0.00				
	A12	Brick Chimney Cap	Chimney at Upstairs den has concrete cap that was repaired years ago and bird screen placed over flue top. Other two chimney's concrete cap has failed.	Install new powder coated chimney cap with spark arrestor/bird screen with new.			\$7,000.00			

