

CHANCELLORS RESIDENCE -- 2015 BUILDING CONDITION AUDIT

TAB D-2c

DATE OF REPORT:

August 5, 2015

STATUS	ITEM	LOCATION	AUDIT FINDINGS	ACTION TAKEN	PROJECTED COST			FUNDS EXPENDED		
					Material	Labor	M/L	Material	Labor	M/L
complete		Driveway Curb and Gutter	Replace section that is cracked and damaged. Location - Near Garage.	Replace with new curbing that includes steel for support.			\$2,000.00			\$1,200.00
complete		Garage	Repaint walls as required to address areas where mounting systems were removed.	Repaired and painted.	\$50.00	\$0.00		\$20.00	\$80.00	
complete		Service Yard at Garage	Concrete is cracked and uneven	Broken concrete was removed and new concrete was installed.			\$300.00			\$300.00
complete		Sunroom roof deck off Master Bedroom	Railing needs cleaning and some paint touch.	Cleaned and touched up.	\$100.00					\$600.00
complete		Crown Molding in Kitchen and Baths	Caulk crack at ceiling and crown above cabinets in same locations. Review all locations to determine which ones need to be addressed.	Calked and painted as needed				\$10.00	\$40.00	
complete		Kitchen - Wall at Counter	Damaged by chair on routine basis. Repair and repaint. Due to height of bar stools and lack of good solution such as chair rail or other surface material, consider adding felt to chair back (small area) to reduce chance that wall can be damaged.	Repaired and painted.	\$100.00					\$100.00
complete		Upstairs Joint Bath	Grout at top of tub enclosure tile in need of repointing at ceiling.	Repointed with matching caulk	\$10.00			\$10.00	\$40.00	
partial		Basement	Provide and install an ice maker	Purchased - installation to be performed by Facilities Management Plumbers/Electricians	\$500.00			\$1,799.00		
complete		Master Bath	Check shower pressure, needs to be increased	Purchased and installed new shower head.				\$30.00	\$25.00	
complete		Throughout	Inspect and repair wall surfaces and corners for touch-up paint (Examples: south stain, master bedroom at closet).	Repaired and painted.	\$100.00					\$200.00
partial		Outdoor Grill Area	Install a new outdoor grill and work sink area.	Purchased - installation to be performed by Facilities Management Plumbers/Electricians				\$1,998.00		
complete		Outside on corner of house near walkway leading to sun room	Install two new outdoor speakers	Installed				\$1,040.00		
complete		Garden area on backside of house	Install up lights in gardens immediately around the house	Lights supplied by the Belchers and installed by Facilities Management Electricians.				\$0.00	\$528.00	
	A1	Exterior - Brick retaining wall near garage	Bricks are coming off at the corner of the retaining wall nearest to the garage	Repair and replace as needed	\$20.00					
	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	Gravel Walkway on Ease Side of House	Walkway has an erosion issue.	Extend gutter lines under walkway to exit on the lower side of walkway.	\$50.00					
	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. (Cost dependent on Design)			\$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 (Cost dependent on 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 existing 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			
	A13	Windows	Rear portion of house has original single pane windows	Replace all single pane windows with new energy efficient type to match the new ones on the sun porch			\$14,000.00			
	A14	Exterior lap siding	Wood siding requires repeated repair due to rot/deterioration	Replace siding and flashing with new type that is resistant to deterioration	\$2,000.00	\$0.00				

A15	Exterior Basement Steps and Railing	Concrete steps has surface deterioration and some cracking; Hand rail on top not per code & no handrail exist along steps	Repair concrete steps with repair material that will adhere to concrete substrate; Replace or modify existing steel pipe guard rail; Install new handrail along steps	\$3,000.00	\$0.00				
A16	Exterior -- Patio	Brick uneven and variation of brick types/colors -- unsightly and safety concerns	Remove existing and install new brick pavers; Reconfigure to enlarge to program needs			\$8,000.00			
A17	Exterior -- New Walk leading to Garage	Path of travel to garage side door is needed from rear porch/patio to reduce awkward travel distance during inclement weather.	Install new brick walk along edge of planting bed -- coordinate with expansion of patio area.			\$3,000.00			
A18	Exterior -- Lights along Driveway	Presently there exist seven (7) decorative pole lights with high energy incandescent bulbs.	Recommend replacing with seven (7) new LED type of fixtures + add one (1) in the area of the Sun Porch in order to improve spacing & light coverage along the driveway.	\$4,800.00	\$0.00				
A19	Service Yard at Garage	Concrete is cracked and uneven; Chain-link fence is in poor condition (was dog yard during Robinson Administration) -- Fenced yard in not required for use now.	Remove & replace concrete surface with new concrete while building up site to drain but not as steep + remove portion of fence at driveway along with landscaping if necessary. Replace landscaping to screen service yard.			\$8,000.00			
A20	Foundation Vents	Corroded and broken in some cases	Replace existing in six (6) locations.	\$480.00	\$0.00				
A21	Exterior Steps leading to lower walkway	Rock/Concrete steps and wall corners have cracks that need to be repaired	Repair in place as needed	\$100.00					
A22	Garage Eaves Rear Gable Eave	Crown molding at eave is rotten at end adjacent to gutter on north side.	Repair and re-paint	\$100.00	\$0.00				
A23	Garage Eaves West Eave	Paint is peeling and chipping	Repair and re-paint	\$400.00					
A24	Exterior -- East Side	Owner request	Install steps from walking path down to grade (location of previous fallen tree).	\$650.00	\$0.00				
A25	Exterior -- East entry to back sunroom	Safety Item	Provide better ramp or other more permanent solution for catering deliveries	\$500.00	\$0.00				
A26	Basement Exterior steps	Poor drainage	Improve drainage at bottom of steps.	\$800.00	\$0.00				
A27	Downstairs Guest Bedroom	In need of tall mirror for dressing	Purchase and install mirror on back of door to bedroom.	\$150.00					
A28	Interior basement steps	Poor lighting and switching arrangement	Provide appropriate lighting and switch arrangement.	\$250.00	\$0.00				
A29	Top of south interior stair	Poor lighting in foyer	Add lighting in foyer on left.	\$250.00	\$0.00				
A30	Interior upstairs hall/corridor	Owner request	Install raised panel/chair rail	\$2,000.00	\$0.00				
A31	Foyer/Door Leading to Stairway	New signs are needed for restroom and for door leading to the basement stairs.	Order and install new signage.	\$125.00					
A32	Kitchen Cabinets	Two kitchen cabinet doors are splitting and are in need of replacement.	Order and install new cabinet doors.	\$150.00					
A33	Attic Access Door	Operation of door has failed	Restore or Replace existing custom made door/steps as required. Replacement will require additional work such as ceiling repair & repainting. Cost represents Restore to present design & operation	\$500.00	\$0.00				
A34	Back Porch Doors	The two doors on the back porch need to have kick-plates installed.	Supply and install kick-plates						
	Back Porch	The security alarm system is located on the back porch and the two doors leading to the back porch need to be armed for security.	Install security devices on the two doors located on the back porch of the residence.						
	Future Expansion	Owner request	Future expansion on west side adjacent to sunroom. To extend sunroom space to the south and tie into den/living room. Drainage and utilities would need to be addressed as well. In the short term, it was discussed that the west windows of the den/living room could be replaced with a set of French doors leading outside to an exterior patio and then enclosed at a later date.			\$70,000.00			
B1									
B2									
B3									
B4									
B5									
B6									
B7									
B8									
B9									

COST SUMMARY			\$19,525.00	\$0.00	\$168,500.00	\$4,907.00	\$713.00	\$2,400.00
Total Cost Summary M&L			\$188,025.00			\$8,020.00		