

# SEPTEMBER 20, 2012 FACILITIES INSPECTION



736  
B366

732  
B365

722  
B360

	736 B366	732 B365	722 B360	
Built	1901	1901	1899	<i>source: DART</i>
House SF	2,006	2,040	2,414	6,460
Lot SF	1,500	1,500	3,750	6,750

## ACQUISITION:

**2001: Acquired for \$450,000 from Public Safety bond interest per Resolution 01-018.**

**2001-2005: Renovation from \$180,000 PDC grant plus \$225,000 County-funded from Public Safety Bond interest per Resolution 01-169.**

## CONDITION:

**The attached reports are first review estimates of repairs if they were to remain in County ownership. Refer to the separate architect's report on the foundation condition.**

Alarms Inspection – September 2012

B360 - \$500

B365 - \$500

B366 - \$500

Recommend replacement of several existing detectors due to shortened life as a result of environment.

## Carpenter Inspection – September 2012

### B360

Roof Drainage Ext: Repair drainage pipe next to driveway; broken pipe is at surface level - \$500

Porch Decking: Repair & re-seal porch which is built over living space in basement - \$2000

Ext Front Door Screen: Repair - \$100

Doors & Frames: Most interior doors and jams are in very poor condition (hinge screws stripped; jams cracked; chipped paint; dents, etc) - \$5000

Ext Siding: Existing is original siding. Needs good cleaning, repairs, prep & paint - \$30,000

Basement: Spalling concrete from water intrusion east side of basement cracks in north wall

Interior Walls: Many holes and dents in walls and ceiling throughout. Paint is in poor condition - \$3000

Interior Wood Surface: Stairwell, dining room & upstairs bathroom need repair, prep & paint - \$1000

Kitchen Cabinets & Counter: laminate counters damaged - \$1500 – No more than about 5 years of life under current use conditions left in cabinets

Ext Guard Rail: Porch missing balusters; front step hand rail broken - \$500

Int Stairwell: Handrails not to code - \$5000

Window Treatments: Several existing mini-blinds damaged - \$2000

Carpet (on steps only): Replace - \$500

Resilient Flooring: Kitchen/Bathrooms Vinyl - \$2000 All Other Areas Laminate - \$5000

Fencing: Perimeter fence in back yard damaged in several areas - \$2000

Paved Surface: Large patch across driveway sinking below surrounding drive - \$300

### B365

Porch Decking: Repair & re-seal porch which is built over living space in basement - \$2000

Doors & Frames: Most interior doors and jams are in very poor condition (hinge screws stripped; jams cracked; chipped paint; dents, etc) - \$3000

Ext Siding: Existing is original siding. Needs good cleaning, repairs, prep & paint - \$30,000

Basement: West side okay – East side: Large crack in north wall; spalling concrete on east and south walls

Interior Walls: Many holes and dents in walls and ceiling throughout. Paint is in poor condition - \$3000

Kitchen Cabinets & Counter: laminate counters damaged - \$1500 – No more than about 5 years of life under current use conditions left in cabinets

Int Stairwell: Handrails not to code - \$5000

Window Treatments: Several existing mini-blinds damaged - \$2000

Carpet (on steps only): Replace - \$500

Resilient Flooring: Kitchen/Bathrooms Vinyl - \$2000 All Other Areas Laminate - \$5000

### B366

Porch Decking: Repair & re-seal porch which is built over living space in basement - \$2000

Ext Front Door Screen: Repair - \$100

Doors & Frames: Most interior doors and jams are in very poor condition (hinge screws stripped; jams cracked; chipped paint; dents, etc) - \$3000

Basement: Spalling concrete on southwest wall

Interior Walls: Many holes and dents in walls and ceiling throughout. Paint is in poor condition - \$3000

Doors & Frames: Most interior doors and jams are in very poor condition (hinge screws stripped; jams cracked; chipped paint; dents, etc) - \$3000

Carpet – Steps and 60% of Basement: Replace - \$3000



Electrician Inspection – September 2012

B360 – No recommended repairs/replacements

B365 – No recommended repairs/replacements

B366 – No recommended repairs/replacements

## Electronic Services Inspection – September 2012

Security cameras for this application are not recommended due to cost and level of effectiveness.

If security is a concern, an internal motion detector system is recommended. Material and labor costs would need to be provided by the FPM Alarm shop.

## Women Transition houses

<b>Women Transition houses</b>			
		<b>B359</b>	
	<b>FIXTURE</b>	<b>Conditions</b>	<b>Estimated cost</b>
1	GAS FURNACE	Good	
1	GAS WATER HEATER	Good	
1	STAINLESS STEEL KITCHEN SINK	Good	
2	TOILETS	Re-caulk	\$100
1	TUB	Re-caulk	\$50
1	LAV SINK	Re-caulk	\$50
		<b>B365</b>	
1	GAS FURNACE	Good	
1	GAS WATER HEATER	Good	
1	STAINLESS STEEL KITCHEN SINK	Good	
2	TOILETS	Re-caulk	\$50
1	TUB	Re-caulk	\$50
1	LAV SINK	Re-install	\$150
		<b>B365</b>	
1	GAS FURNACE	Good	
1	GAS WATER HEATER	Good	
	STAINLESS STEEL KITCHEN SINK	Good	
3	TOILETS	Re-caulk	\$50
	TUB / SHOWER ENCLOSURE	Re-caulk	\$100
	LAV SINK	Re-caulk	\$50
	CADET HEATERS	Replace	\$300
<p><b>In a more upscale residence I would recommend replacing all of these fixtures.</b></p> <p><b>My evaluation is based on the conditions of the residences.</b></p>			

## Locksmith Inspection – September 2012

### B360 – 8 Hrs Labor (\$640) + Material

Front door has Schlage knob A80 plyx605 not on master key system. With Von Duprin electric strike fail secure will stay locked when disconnected.

Single cylinder Schlage deadbolt (disabled) no hole in jam for deadbolt.

Recommend: Re-key and install strike.

Back door has Schlage knob A53 plyx605 & single cylinder deadbolt. With VonDuprin electric strike fail secure will stay locked when disconnected.

One bedroom door has lever lock.

Recommend Re-key locks

Downstairs: 2 Alto lever locks – Recommend re-key

Upstairs: 2 Levers, 1 Knob; 1 Double Cylinder deadbolt.

Doors and frames cracked (recommend Carpenter inspection). Recommend Re-key 5 locks.

### B365 – 7 Hrs Labor (\$560) + Material

Front door has knob A80 plyx605, not on master key; good shape with VonDuprin electric strike fail secure will stay locked when disconnected. Has single cylinder Schlage deadbolt (disabled) on master key system. Recommend: Re-key locks.

Downstairs Office: Has a present non-FPM lock; we do not have keys. Recommend: Replace hardware.

Lock at top of stairs is loose and falling off – Recommend: Replace

Upstairs: Doors and frames in bad condition (recommend Carpenter inspection).

1 Schlage knob A53 Orbitx626; 2 Schlage levers all on master key system. Recommend: Re-key.

Downstairs Storage: has Schlage knob & single cylinder deadbolt (disabled). Von Duprin electric strike fail secure will stay locked when disconnected. Recommend: Re-key

### B366 – 5 Hrs Labor (\$400) + Material

Front door has knob Schlage A80 plyx605 in good shape. Keyed to card reader; key not on master key system. Deadbolt Schlage B160x605 keyed on master key system (disabled).

Electric strike fail secure will stay locked when disconnected. Recommend: Repair deadbolt & re-key.

Upstairs: 2 B160x65 single cylinder deadbolts. 1 knob Schlage A53 plyx605 key on master key system. Recommend: re-key.

Downstairs: Front door has Schlage door knob A80 plyx605 with electric strike; fail secure will stay locked when disconnected. Not on master key system. Has a little latch bind; also has Schlage single cylinder deadbolt B160x605 on master key system (good shape). Recommend: Re-key.