

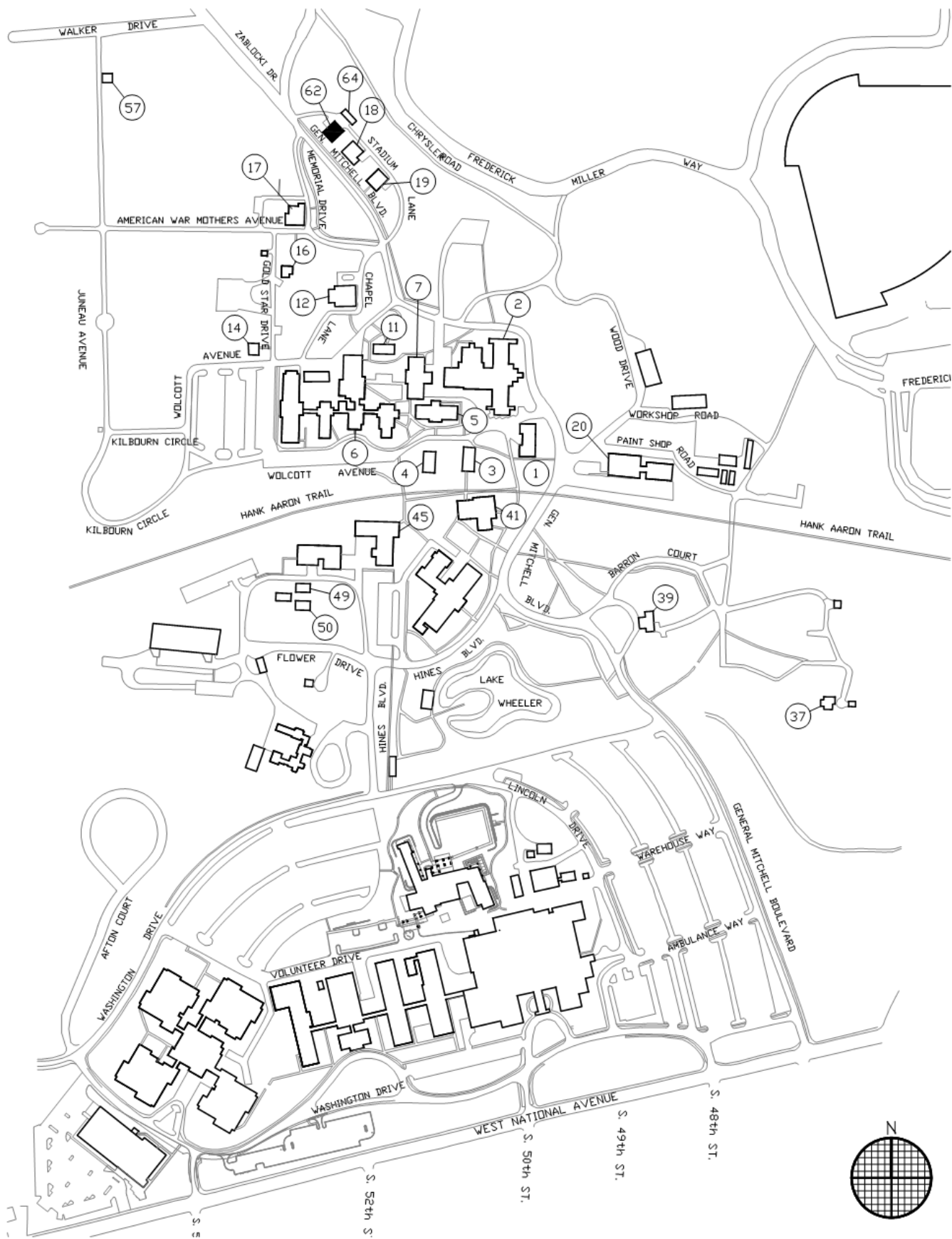
Site Map 62-2

Building Abstract 62-3

Building Descriptions 62-4

Maintenance and Treatment Plans 62-12





Structure Number: 62
Original Use: Housekeeping Quarters
Present Use: Personnel Quarters (duplex – north unit occupied, south unit unoccupied)
Construction Date: 1922
Architect: Unknown
Number of Levels: Four Levels (Including Basement and Attic)
Total Area: 7,316 square feet
Plan Shape: Rectangular
Basic Construction: Wood framing
Uses per Floor:
First Floor –
Living Room, Dining Room, Kitchen, Pantry off Kitchen, 1 Closet, 2 Stairs back to back

Second Floor –
3 Bedrooms, Screened Porch plus Hall, 1 Closet off Hall, 2 stairs back to back

Attic -
Stairs to this Storage area



Building 62 is very similar to Building 19. It is a two-story duplex in Colonial Revival style. It has a poured concrete foundation and is sided with clapboard and corner boards. It has an asphalt shingle covered truncated hipped roof with exposed rafter tails and small semi-circular dormers. An interior chimney is made of dark buff multi-colored brick. There is a full-width front porch on the southwest façade, partitioned down the center. Most of the porch is hipped with exposed rafter tails, but above the central section it is flat. The porch is supported by large square white columns with applied molding; at the corners the columns are placed in threes. The front doors are wood with glass panes. Windows are typically six-over-six double hung, although those flanking each entry door on the first floor are tripartite windows consisting of wide, multi-light double-hung windows flanked by narrower double-hung windows. On the second floor of the front façade, is a set of narrow, four-over-four light sash windows. The entrance doors on the front of the building have two horizontal panels at the bottom and a nine light glass section at the top. On either side of the door is a grouping of three windows. There is a large eight-over-eight light double-hung window that has two tall four-over-four light narrow windows flanking it on either side. The front also has a six-over-six double-hung window on a very shallow bay. The rear of this building has various sized windows either single or in groups of two or three. There are two staircases on the interior, a main staircase off the living room, and a second, narrow and winding staircase leading from the kitchen. There is a fireplace set into a niche next to the main staircase. Most rooms have picture railing about 1' from the ceiling. Ceilings and walls are plastered. The building continues to be used as a residence.

-NHL Nomination, Northwestern Branch, National Home for Disabled Volunteer Soldiers (2010)

Additional comments on current use and condition:

Currently, the north portion of Building 62 is serving as a residence, while the south portion is unoccupied. Contrary to the NHL description, the central section of the full-width porch on the southwest façade is gabled, not flat.

The building exterior is in fair condition. The concrete foundation and most of the wood elements have peeling paint. Many of the wood elements are also deteriorating. The older wood windows have had aluminum storm windows added on the exterior. The asphalt shingle roof is deteriorating and the roof structure has visible sagging. Handicap access to the interior is not available.

The occupied north portion of the building interior is in good condition. The unoccupied south portion is in fair condition. There is evidence of water infiltration in the basements and attics. Many of the painted materials are peeling in the south portion. Building levels and toilet rooms are not handicap accessible.

FOUNDATION/BASEMENT CONSTRUCTION

The existing foundation system for **Building 62** consists of poured concrete wall construction, with a thickness of roughly 1'-0". The foundation wall system for this building also utilizes an intermediate masonry bearing wall along with internal masonry piers & wood floor beams. The interior masonry bearing wall has a thickness of roughly 1'-0", while the internal masonry piers are approximately 16" square.

The exterior foundation wall system, along with the internal masonry piers & wood floor beams, serves as the main support for the 2x wood floor & wall framing members above.

Portions of the existing foundation walls have been left exposed from the exterior, while the foundation walls have been left fully exposed within the basement space. In both instances, these walls retain a painted concrete wall finish.

NOTED DEFICIENCIES

Overall, the existing poured concrete foundation walls were found to be in 'good' condition.

Minor cracking and surface deterioration is present on both the exterior & interior faces of the foundation walls. There was also minor structural deterioration found for many of the interior masonry piers. More significant cracking and surface deterioration was at the foundation walls at the (1) exterior patio location.

In addition, there is some evidence of moisture damage as evidence by the presence of surface deterioration and discoloration of the exposed basement foundation walls. In some instances, some of the exterior & interior painted finishes have begun to chip and peel away.

See the '**Exterior Maintenance Treatment Plan**' for affected areas and locations of noted deficiencies above.

RECOMMENDATIONS

Repair of all existing concrete foundation walls where cracking and deterioration has occurred should be addressed in the near future. Cleaning & removal of the surface deterioration that is currently present would also be recommended.

In regards to the foundation walls at the (1) exterior patio location where more significant cracking has occurred, further structural analysis is advised to help determine the extent and type of repairs needed. Temporary structural shoring along with new foundation walls may be required at this location in order to prevent further structural deterioration to the floor construction above.

FIRST & SECOND FLOOR CONSTRUCTION

All exterior wall framing above the basement walls appears to be 2x wood studs. The majority of the exterior wall framing was not visible due to the interior finishes present, but is assumed to be standard 2x wall framing at 24" on center.

First floor framing consists 2x wood floor joists, supported by intermediate wood columns & beams. The existing first floor framing has been left exposed and is readily visible from the basement. Existing wood floor framing was found to be roughly 16" on center.

First floor framing also includes the floor framing associated with exterior patio. Floor framing for the patio is not readily visible from the exterior, but is assumed to be constructed of 2x wood floor joists at roughly 16" on center. Floor joist are then supported by perimeter wood posts & beams.

Second Floor framing is not readily visible due to the interior finishes present, but is assumed to be constructed of 2x wood floor joists at roughly 16" on center.

NOTED DEFICIENCIES

The First & Second Floor wall framing is not readily visible due to the interior finishes present. However, there is no evidence of moisture damage or other deficiencies as evidenced by the current status of the existing wall finishes.

In regards to the main First Floor framing that has been left fully exposed & is readily visible from the basement, there is some evidence of moisture damage & surface deterioration as evidence by the discoloration of the exposed wood floor joists and associated framing. In some instances, some of the interior painted finishes have begun to chip and peel away.

In regards to the First Floor framing associated with the exterior patio, the following deficiencies were found.

First off, there is some evidence of moisture damage & surface deterioration as evidence by the discoloration of the exposed wood floor joists and associated framing. In some instances, the painted finishes have begun to chip and peel away.

Secondly, the wood framed exterior patio has experienced significant structural deflection due to differential movement. This differential movement between patio and the building itself has caused this entire patio to begin to pull away from the rest of the building, causing significant structural sagging and additional failures to all associated floor, wall, and roof framing.

The Second Floor framing is not readily visible due to the interior ceiling finishes present. However, there is no evidence of moisture damage or other deficiencies as evidenced by the current status of the existing ceiling finishes.

See the '**Interior Maintenance Treatment Plan**' for affected areas & locations of the noted deficiencies above.

RECOMMENDATIONS

In general it is recommended that all structurally solid exposed interior and exterior wood framing members be cleaned and refinished to prevent further weathering and surface deterioration.

In regards to the floor construction associated with the covered exterior patio where noticeable structural deflection differential movement has occurred, further structural analysis is advised to help determine the extent and type of repairs needed. Structural shoring & additional floor framing may be required to prevent further structural damage.

ROOF CONSTRUCTION

The main roof construction for the building is a hipped-style roof with flat top, and also includes (1) pitched-roof exterior patio.

The main roof construction is constructed 2x wood rafter framing, spaced roughly 24" on center and is supported by the exterior 2x wood wall framing. Rafter framing is then over-framed with 2x wood roof boards and finished off with asphalt shingles.

Roof framing associated with the pitched roof for the covered patio is not readily visible due to the finishes present, but is assumed to be constructed of standard 2x wood roof framing, spaced roughly 24" on center. Rafter framing is then supported by both perimeter wood posts & beams and the exterior 2x wood wall framing. Finish for this roof is asphalt shingles.

NOTED DEFICIENCIES

The existing wood roof framing associated with the main hipped roof was found to be in 'good' condition. However, there is a presence of moisture damage & surface deterioration as evidence by the surface discoloration of the exposed wooden members.

The existing wood roof framing associated with the covered patio was also found to be in 'good' condition. However, the wood roof framing and associated wood columns have been left fully exposed to the weather, and there is a presence of moisture damage & surface deterioration as evidence by the surface discoloration of the exposed wooden members. In some instances, many of the painted finishes are badly chipped and peeling.

See the '**Interior Maintenance Treatment Plan**' for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS

In general it is recommended that all exposed interior & exterior wood roof framing be cleaned and refinished to prevent further weathering and deterioration. Wood members that are structurally compromised should be replaced.

MECHANICAL DESCRIPTION:

The mechanical system consists of three furnaces with ducted supply and return air to the space. The furnaces are high-efficiency natural gas furnaces with remote DX-style condensing units. A furnace located in the basement serves the south apartment. Two furnaces serve the north apartment. One is located in the basement serving the lower level with in-floor air distribution. A furnace located in the attic serves the upper floor with overhead air distribution. Natural ventilation through operable windows is the only source of ventilation air. No mechanical ventilation is present.

Plumbing for the facility consist of a residential natural gas water heaters in each apartment. Hot water is distributed throughout each apartment. No hot water recirculation is present. Plumbing fixtures consist of residential style fixtures. Storm is drained to grade via rain gutters and downspouts.

No fire protection is present in the facility.

MECHANICAL NOTED DEFICIENCIES:

- Return air ductwork routed in the unconditioned attic space is not insulated. This does not meet current energy codes and could result in condensation accumulation.
- No mechanical exhaust is present in the toilet rooms.

MECHANICAL RECOMMENDATIONS:

KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.

- Insulate the return air ductwork in the unconditioned attic space to meet current energy codes.
- Provide mechanical exhaust in the toilet rooms.

ELECTRICAL DESCRIPTION:

The Electrical system consists of a 150A, 120/240V, 1 phase, 3 wire service, with utility meter and pedestal, and transformer XF62 located southeast of the house. Circuit breaker panels are located in the basement with 150A main disconnecting means, both located in the south side of duplex. Branch lighting and power circuits are installed in both MC Cable and EMT conduit. Lighting throughout the interior of the house, as well as on the exterior is of a 120V incandescent lamp source and varies in surface, recessed, and suspended residential type fixtures. Standard toggle switch type control is provided throughout first and second floor rooms with some pull chain type fixtures in the basement and attic spaces. Stand alone battery type smoke alarms are located on each of the levels from basement to the attic. Building is in good condition and is occupied as a duplex. Both sides are in good condition and currently occupied.

ELECTRICAL NOTED DEFICIENCIES:

- Miscellaneous junction boxes missing covers and splices exposed.
- Miscellaneous light switches and receptacles appear to be in need of replacement.

ELECTRICAL RECOMMENDATIONS:

KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.

- Change lamping to a self-ballasted type fluorescent lamp.

- Inspect all EMT conduit, MC Cable, and junction box installations and bring up to current installation standards.
- Replace the existing lighting switches, power receptacles, and faceplates throughout the entire house.
- Replace wiring and disconnects for new furnaces and condensing units.
- Provide GFI receptacles where required by code and VA standards.

TECHNOLOGY DESCRIPTION:

The Technology systems currently consist of telephone and CATV cabling.

The building is fed by buried multipair copper telephone backbone cabling and coaxial CATV cabling.

Telephone cabling consists of CAT 3 cable run to faceplates and surface-mount boxes. CATV cabling consists of RG-6 cable installed exposed and run to faceplates; the CATV cabling is run on the exterior of the building.

Asbestos

Building 62 has minor damage of materials suspected of containing asbestos (suspect material) that may contribute to the release of or exposure to asbestos.

Asbestos Noted Deficiencies and Recommendations

The exterior window glazing is worn and/or detaching from the windows and should be repaired or replaced. Evidence of cracked plaster walls was observed in the second level of the southern unit and should be repaired or replaced to prevent further exposure. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above. All activities involving asbestos or materials assumed to contain asbestos should be conducted in accordance with all local, state and federal rules and regulations.

Lead-Based Paint

Painted exterior building surfaces include foundation walls, wood porch structural members, wood clapboards, window frames, doors and door frames, eaves/ trim, wood stairs and associated framing. Painted interior building surfaces include foundation walls, wood floor joists and wood beams, stairs, handrails, doors and door frames, window frames, ceiling, and walls.

Lead-Based Paint Noted Deficiencies

The exterior paint is chipped and peeling on foundation walls, eaves/ trim, doors and door frames, wood porch structural members, wood stairs and associated framing, window frames, and wood clapboards. The interior paint is chipped and peeling on foundation walls, stairs leading to basement and attic and associated handrail, wood floor joists and associated framing in basement, window frames, ceilings, walls, and floors. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Lead-Based Paint Recommendations

Paint which has begun to peel due to a failure of the bond to the wood, plaster, or metal substrate should be removed. Paint is best removed with the careful use of metal scrapers. Sanding is usually required to eliminate rough surfaces and to smooth the transition between areas of raw wood and solid original painted surfaces. Before repainting, all raw surfaces should be primed with a tested and approved primer. This treatment should then be followed by required coat(s) of paint of the type and color to match the surrounding area. All activities must be conducted in a manner consistent with the requirements provided in 29 CFR 1926.

Suspect Mold Growth

Building 62 shows signs of moisture damage. The exposed basement foundation walls have surface discoloration, a sign of moisture damage. The wood structural members visible in the basement for the first floor have surface discoloration of the exposed wood floor joists and associated framing. The exposed wooden members in the attic have surface discoloration. The exposed wood structural members of the porch have surface discoloration.

Suspect Mold Growth Noted Deficiencies

Suspect mold growth was visually observed on basement walls and floors and on second floor window frames. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Suspect Mold Growth Recommendations

Suspect mold growth and stained building materials implies that there is or has been water intrusion or leaks or the relative humidity within the building was high enough to cause localized or widespread condensation. It is recommended that the moisture source be located and corrected, if this has not already taken place, remove fungal-impacted building materials, and replace or repair the water stained materials.

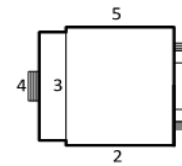
Architectural Maintenance and Treatment Plan - Exterior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:

The building exterior is in fair condition. The concrete foundation and most of the wood elements have peeling paint. Many of the wood elements are also deteriorating. The older wood windows have had aluminum storm windows added on the exterior. The asphalt shingle roof is deteriorating and the roof structure has visible sagging. Handicap access to the interior is not available.



EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
Foundation System																						
Concrete, Poured	Peeling Paint - Moderate	■																			P1	
	Peeling Paint - Major	●	●		●	●															P1	1
	Cracks, Pits and Spalled Areas				●																C2	
	Missing or Damaged Concrete Trim				●																C4	3
Wall System																						
Wood Siding	Deterioration - Moderate	●	●	●		●															W2	
	Missing Elements		■																		W5	
	Dirt Build-up on Wood	●	●	●		●															W6	2
	Peeling Paint	●	●	●		●															P1	
	Unused Fixtures, Fittings, Anchors		■																		W8	
Wood Porches	Deterioration - Moderate	●			■																W2	
	Advanced Structural Deterioration				●																W3	3
	Peeling Paint - Moderate				■																P1	
	Peeling Paint - Major	●			●																P1	4, 5
Windows	Aluminum Storm/Screen Windows	●	●	●		■															O3	6
	A.C. / Ventilating Units		■	■																	O4	
	Peeling Paint at Wood Trim	●	●	●		■															P1	1
	Inappropriate Wood Infill			■																	O7	
	Deteriorating Caulk	●	●	●		●															O9	6
Roof System																						
Tin Dormer Roofs	Peeling Paint	■	■	■		■															M11	
Asphalt Shingles	Flashing Deterioration	●	●	●		●															M4	
Eaves / Trim	Peeling Paint	●	●	●	●	●															P1	2, 7
	Deterioration - Minor	●	●	●	●																W2	
	Dirt Build-up	●	●	●	●	●															W6	
Gutters and Downspouts	Peeling Paint	■	■	■		■															M1	
	Crushed Downspout	■																			M7	
Structure	Sagging Ridge			●		●															ST1	8
Miscellaneous																						
Lighting	Inappropriate Fixture	●																			L1	
	Missing Elements	●																			L2	
Handicap Accessibility	Handicap Access Unavailable	●			●																H3	

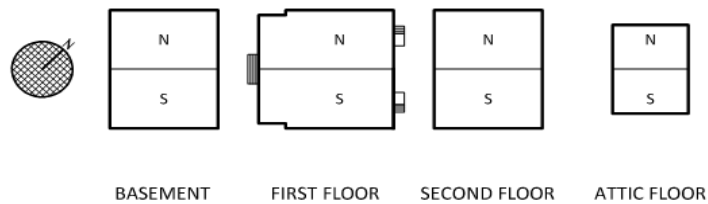
PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition

CONSTRUCTED: 1922

GENERAL NOTES:

The occupied north portion of the building interior is in good condition. The unoccupied south portion is in fair condition. There is evidence of water infiltration in the basements and attics. Many of the painted materials are peeling in the south portion. Building levels and toilet rooms are not handicap accessible.



Interior renovations and finish upgrades have resulted in few or no significant historical features remaining to document. Interior conditions were not documented in the 1992 report for this building.



1 *Peeling paint at concrete foundation and wood windows.*



2 *Dirt build-up on wood siding; peeling paint at soffits and fascia.*



3 *Damaged concrete trim; advanced structural deterioration at wood porch.*



4 *Peeling paint at wood porch.*



5 Peeling paint at wood porch.



6 Inappropriate aluminum storm windows; deteriorating caulk.



7 Peeling paint at soffits and fascia.



8 Sagging ridge.

Structural Maintenance and Treatment Plan - Exterior Quarters

Building 62

CONSTRUCTED: 1922

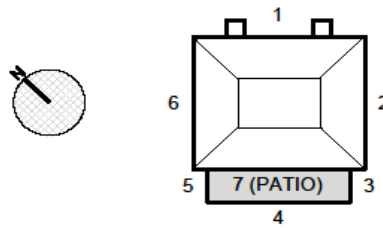
GENERAL STRUCTURAL NOTES:

THE EXTERIOR STRUCTURAL SYSTEMS ARE IN 'FAIR' CONDITION AND ARE IN NEED OF SOME MODERATE REPAIRS AS NOTED BELOW.

MODERATE REPAIRS ARE NEEDED FOR THE FOUNDATION WALLS AS NOTED BELOW AS CRACKING TO THE EXISTING CONCRETE FOUNDATION WALLS HAS TAKEN PLACE. THIS INCLUDES THE FOUNDATION WORK FOR THE SCREENED IN PATIO, ALL EXTERIOR AREA WELLS, AS WELL AS THE TWO ENTRY STAIRS.

MODERATE REPAIRS ARE NEEDED FOR THE COVERED PATIO & ASSOCIATED STAIRS. DETERIORATION OF THE EXPOSED WOOD HAS TAKEN PLACE OVER TIME. IN ADDITION, THE EXTERIOR PATIO FLOOR HAS A SIGNIFICANT SAG & WARP TO IT. THE PATIO & ASSOCIATED STRUCTURE HAVE FALLEN AWAY FROM THE BUILDING ITSELF. THE ASSOCIATED FOUNDATION WORK FOR THESE PATIOS HAS CRACKED IN VARIOUS LOCATIONS. THESE ITEMS SHOULD BE ADDRESSED IN THE NEAR FUTURE TO PREVENT FURTHER STRUCTURAL DAMAGE.

THE EXISTING ROOF AND ASSOCIATED FRAMING WERE FOUND TO BE IN GOOD CONDITION WITH NO SIGNIFICANT REPAIRS OR STRUCTURAL DEFICIENCIES NOTED AT THIS TIME.



EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																				RCMD	PHOTO	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Structural - Foundation																								
Concrete Foundation Wall - Exterior	Problem 1 - Minor																							
	Problem 1 - Moderate																							
	Wall Cracking - Major	●	●	●		●																	C2	1 - 4
Wood Floor Framing - Patio Stairs	Problem 1 - Minor																							
	Deterioration of Exterior Wood Stair - Moderate					●																	W2	5
	Problem 1 - Major																							
Wood Floor Framing - Patio	Problem 1 - Minor																							
	Deterioration of Exterior Wood Patio - Moderate				●	●	●		●														W2	6
	Warping of Existing Patio Floor Construction - Major								●														FW1	
Structural - Roof																								
Wood Roof Framing	Problem 1 - Minor																							
	Problem 1 - Moderate																							
	Problem 1 - Major																							

Structural Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL STRUCTURAL NOTES:

THE INTERIOR STRUCTURAL SYSTEMS ARE IN 'FAIR' CONDITION AND ARE IN NEED OF SOME MAJOR REPAIRS AS NOTED BELOW.

MODERATE REPAIRS ARE NEEDED FOR THE FOUNDATION WALLS AS NOTED BELOW AS CRACKING TO THE EXISTING CONCRETE FOUNDATION WALLS HAS TAKEN PLACE.

MODERATE REPAIRS ARE NEEDED FOR THE WOOD FLOOR FRAMING AS NOTED BELOW. MUCH OF THE EXPOSED WOOD FRAMING HAS UNDERGONE SEVERE DETERIORATION. ADVANCED STRUCTURAL DETERIORATION & SPLITTING OF THE EXISTING FIRST FLOOR SUPPORT BEAMS WAS FOUND AS NOTED BELOW.

MODERATE REPAIRS ARE NEEDED FOR ROOF FRAMING AND ASSOCIATED ROOF BOARDS. MINOR DETERIORATION OF THE EXISTING ROOF FRAMING & ASSOCIATED FLOOR BOARDS WAS FOUND AS NOTED BELOW. ADVANCED STRUCTURAL DETERIORATION & SPLITTING OF THE EXISTING ROOF TRUSSES WAS FOUND AS NOTED BELOW.



1	2
3	4
5	6

BASEMENT

7	8
9	10
11	12
13 (PATIO)	

FIRST FLOOR

14	15
16	17
18	19
ROOF (BELOW)	

SECOND FLOOR

20	21
22	23
24	25
ROOF (BELOW)	

ROOF

Interior Item	Problem Identified	Problem Location																												RCMD	Photo
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
Structure - Floors																															
Concrete Floor Slab - Basement	Floor Cracking - Minor	●	●	●	●	●	●																						C2		
	Problem 1 - Moderate																														
	Problem 1 - Major																														
Wood Floor Framing - First & Second Floors	Warping of Existing Patio Floor Construction - Minor													●															FW1	13	
	Deterioration of Wood Floor Framing - Moderate							●	●	●	●	●	●	●															W3	11	
	Problem 1 - Major																														
Structure - Walls/Columns																															
Structural Walls - Concrete	Problem 1 - Minor																														
	Wall Cracking - Moderate	●	●	●	●	●	●																						C2	7, 8	
	Problem 1 - Major																														
Structural Walls - Brick	Wall Cracking - Minor																					●	●						MB2	10	
	Problem 1 - Moderate																														
	Problem 1 - Major																														
Structure - Roof																															
Wood Roof Framing	Deterioration of Wood Roof Framing - Minor																				●	●	●	●	●	●			W2	12	
	Deterioration of Wood Roof Framing - Moderate																						●						W3	9	
	Problem 1 - Major																														



Photo 1: Deterioration & Cracking at Existing Concrete Foundation Walls.



Photo 2: Deterioration & Cracking at Existing Concrete Foundation Walls.



Photo 3: Deterioration & Cracking at Patio Stair Concrete Foundation Walls.



Photo 4: Deterioration & Cracking at Existing Area Well Concrete Foundation Walls.



Photo 5: Deterioration of Exterior Wood Stair & Associated Framing.



Photo 6: Deterioration of Exterior Wood Patio & Associated Wood Floor Boards.



Photo 7: Deterioration & Cracking at Existing Concrete Foundation Walls.



Photo 8: Deterioration & Cracking at Existing Concrete Foundation Walls.



Photo 9: Deterioration & Splitting of Existing Wood Roof Truss.



Photo 10: Deterioration of Existing Brick Chimney Stack.



Photo 11: Deterioration of Existing Wood Floor Beam & Associated Floor Framing.



Photo 12: Deterioration of Existing Wood Roof Framing & Associated Roof Boards.



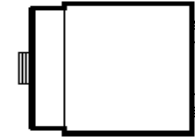
Photo 13: *Deterioration & Warping of Existing Interior Wood Stair.*

MEPT Maintenance and Treatment Plan - Exterior Quarters

Building 62

CONSTRUCTED: 1891

GENERAL NOTES:



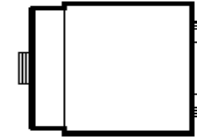
EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting	●		●		
	Incandescent Lighting	●		●		
	Fluorescant Lighting		●			
	Recessed Mount Fixtures		●			
	Suspended Fixtures		●			
	Wall pack fixtures	●		●		
Emergency Lighting	Emergency units with lighting heads		●			
Lighting Control	Toggle switches	●		●		
	Time clock		●			
Power						
	Service and Distribution		●			
	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service		●			
	120/240 volt, 1 phase, 3 wire service	●		●		
	Pad mount transformer location	●		●		XF 62, west side of building, between 18 & 62
	Main service disconnecting means	●		●		150A MCB in basement
Electrical Installations	Emergency generator		●			
	Auto door operators		●			
	Underground service entrance	●		●		
	Overhead service entrance		●			
Fire Alarm						
Notification	Horns and strobes		●			
	Speakers and strobes		●			
	Chime/bell		●			
Detection	PIV (post indicator valve) interface		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System			●			

MEPT Maintenance and Treatment Plan - Exterior Quarters

Building 62

CONSTRUCTED: 1891

GENERAL NOTES:



EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Pathways	Manholes		●			
	Handholes		●			
	Buried conduit		●			
	Ductbank		●			
	Direct-buried cable	●		●		coax & phone
Incoming Service Demarc	Wall-mounted multipair copper	●		●		north side of building
	Wall-mounted fiber optic		●			
	Wall-mounted coaxial copper	●				north side of building
Incoming Service Cable	multipair copper (list pair count)	●		●		6-pr
	fiber optic (list strand types and count)		●			
	coaxial copper	●		●		also has small-dish satellite on south exterior wall
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
Mechanical						
Ventilation Equipment	Wall mounted louvers		●			
	Roof intake hood		●			
	Roof exhaust hood		●			
	Wall mounted exhaust fans		●			
	Roof mounted fans		●			
	Areawell style outside air intake		●			
	Areawell style exhaust discharge		●			
Heating or Cooling Equipment	Roof mounted residential condensing unit		●			
	Roof mounted commercial condensing unit		●			
	Pad mounted residential condensing unit	●		●		
	Pad mounted commercial condensing unit		●			
	Roof mounted HVAC unit		●			
	Pad mounted HVAC unit		●			
	PTAC unit		●			
	Window air conditioning units		●			

CONSTRUCTED: 1891
GENERAL NOTES:



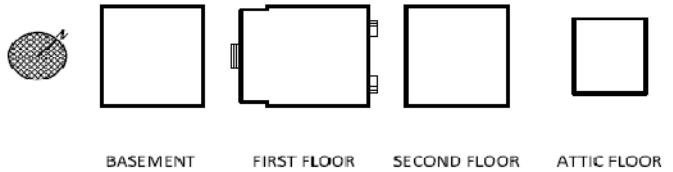
EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Plumbing						
Storm	Gutters to grade	●		●		
	Gutters to underground storm piping		●			
	Sump discharge to grade		●			
Domestic water	Exterior hose bibs	●		●		
Natural gas	Gas meter	●		●		
Fire Protection						
General Fire Protection						
	Fire department connection		●			
	Post indicator valve		●			
	Sprinklers		●			
	Hose valve		●			

MEPT Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



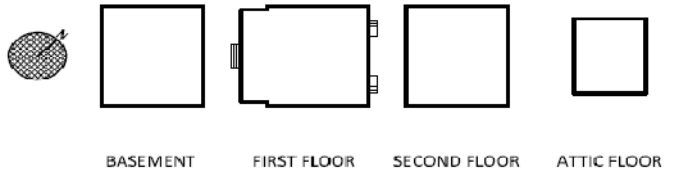
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting	●		●		
	Incandescent Lighting	●		●		
	Fluorescent Lighting	●		●		
	Recessed Mount Fixtures		●			
	Surface Mount Fixtures	●		●		
	Suspended Fixtures	●		●		
	Track lighting		●			
Emergency Lighting	Exit Signs		●			
	Exit Signs with lighting heads		●			
	Emergency units with lighting heads		●			
	Battery units internal to fixture		●			
Lighting Control	Toggle switches	●		●		
	Occupancy sensors		●			
	Time clock		●			
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service		●			
	120/240 volt, 1 phase, 3 wire service	●				
	Main electrical service size	●				62N - 150A MCB, 62S - 150A MCB
	Emergency generator		●			
	Branch panels throughout building		●			
	Passenger or freight elevator		●			
	Auto door operators		●			
Electrical Installations	Surface panelboards	●		●		
	Recessed panelboard		●			
	Concealed conduit/backboxes	●		●		
	Exposed surface mount conduit/backboxes		●			
	Exposed surface mount raceway/backboxes		●			
Fire Alarm						
Fire Control Panel	Fire Alarm Control Panel		●			
	Fire Alarm Annunciator		●			
	Addressable fire alarm system		●			
	Zone fire alarm system		●			
	Wired to campus fire alarm fiber optic loop		●			
Notification	Horns and strobes		●			
	Speakers and strobes		●			
	Chime/bell		●			

MEPT Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



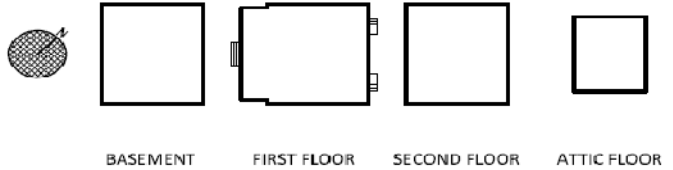
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Detection	Smoke detection					
	Duct smoke detection		●			
	Heat detection		●			
	Pull stations		●			
	Fire protection system interface		●			
	PIV (post indicator valve) interface		●			
	Smoke alarms - 120 volt stand alone	●		●		
	Magtetic hold opens		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Incoming Service Type	POTS lines	●		●		
	Digital voice lines (list type of circuit)		●			
	Data circuit (list type)		●			
	CATV from service provider (list type)	●		●		
	TV antenna	●			●	small-dish satellite dish at south side of roof
Incoming Service Cable	multipair copper (list pair count)	●		●		6-pr
	fiber optic (list strand types and count)		●			
	coaxial copper	●		●		
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			

MEPT Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



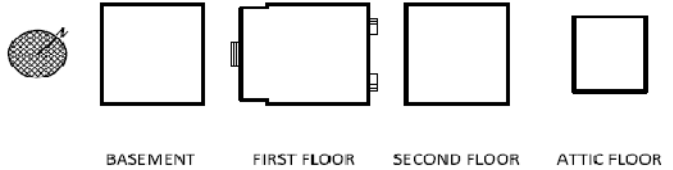
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Horizontal Cable Types <i>(list MFR, P/N, & rating)</i>	Quad cable (red/green/yellow/black cond.)	●		●		
	Category 3 UTP	●		●		
	Category 5e UTP	●		●		
	Category 6 UTP		●			
	fiber optic (list stand types and count)		●			
Telecom Room Connectivity <i>(list MFR, P/N, types)</i>	Wall-mounted voice punchdown blocks	●		●		
	rack-mounted voice punchdown blocks		●			
	wall-mounted fiber termination cabinets		●			
	rack-mounted fiber termination cabinets		●			
	wall-mounted UTP patch panels		●			
	rack-mounted UTP patch panels		●			
	wall-mounted coaxial terminations	●		●		
	rack-mounted coaxial patch panels		●			
Workstation Connectivity <i>(list MFR, P/N, colors)</i>	UTP voice jacks	●		●		installed in biscuit jacks and faceplates
	UTP data jacks		●			
	fiber optic connectors (list type)		●			
	coaxial copper	●		●		installed exposed & at faceplates, cabling run o
	faceplates	●		●		
Mechanical						
General Mechanical	Natural ventilation	●		●		
	Mechanical ventilation		●			
	Air conditioning - DX	●		●		
	Air conditioning - campus chilled water		●			
	Overhead air distribution	●		●		Upper Level
	Underfloor air distribution	●		●		Lower Level
	Steam service & location		●			
	Chilled water service & location		●			
	Single zone HVAC units	●		●		
	Multi-zone HVAC units		●			
	Individual toilet room exhaust fans	●		●		
	Hot water reheat		●			
	Steam reheat		●			

MEPT Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



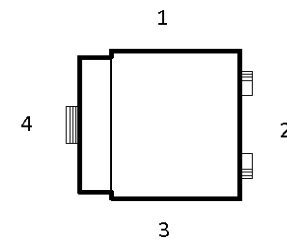
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Mechanical Equipment	Furnances & heating type	●		●		High Efficiency natural gas heat, DX cooling
	Blower Coil Units & heating type		●			
	Air Handling Units & heating type		●			
	Baseboard heat & heating type		●			
	Cabinet heat & heating type		●			
	Steam Radiators		●			
	PTAC units		●			
	Window air conditioning units		●			
	Hot water boiler		●			
Temperature Control	Standalone thermostats	●		●		
	Pneumatic controls		●			
	DDC controls		●			
	Temperature control zoning	●		●		1 one north apartment, 2 zones south apmt.
Plumbing						
Service and Distribution	Water service size and location	●		●		1-1/2" South side
	Hot water system - 140°F		●			
	Hot water system - 115°F	●		●		
	Hot water recirculation		●			
	Underground domestic distribution		●			
Plumbing Equipment	Low efficiency gas water heater -tank type	●		●		
	High efficiency gas water heater - tank type		●			
	Electric water heater - tank type		●			
	Steam water heater - tank type		●			
	Boiler with separate storage tanks		●			
	Sump pump	●		●		
Plumbing Fixtures	Commercial type fixtures		●			
	Residential type fixtures	●		●		
	Tank type water closets	●		●		
	Flushvalve water closets		●			
	Manual faucets type lavatories	●		●		
	Sensor faucet type lavatories		●			
Fire Protection						
General Fire Protection	Sprinklered		●			
	Attic sprinklered		●			
	Standpipe		●			
	2-1/2" hose vavles		●			
	1-1/2" hose valves		●			
FP Equipment	Fire Pump		●			

Hazardous Materials Maintenance and Treatment Plan - Exterior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



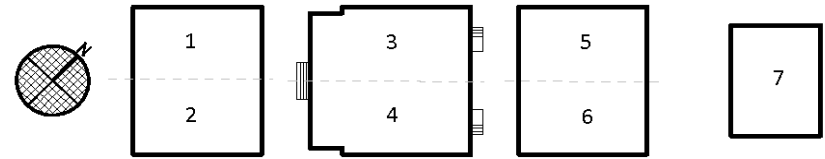
EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos	worn, detached window glazing	•	•	•	•															AS01	
Lead-Based Paint	peeling paint																				
	on doors and door frames		•		•															LBP1	
	on foundation walls	•	•	•	•															LBP1	
	on stairs		•		•															LBP1	1
	on eaves and trim	•	•	•	•															LBP1	
	on wood clapboards	•	•	•	•															LBP1	1
	porch structural members				•															LBP1	
	on window frames	•	•	•	•															LBP1	1
Mold Growth	suspect mold growth																				
	on siding																			M01	
	on porch																			M01	
	water-stained building materials																				
	porch structural members				•															M02	

Hazardous Materials Maintenance and Treatment Plan - Interior Quarters

Building 62

CONSTRUCTED: 1922

GENERAL NOTES:



BASEMENT FIRST FLOOR SECOND FLOOR ATTIC FLOOR

INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos	damaged, cracked plaster						•													AS01	2
Lead-Based Paint	peeling paint																				
	on doors and door frames				•		•													LBP1	
	on floor		•																	LBP1	
	on wall	•	•																	LBP1	
	on ceiling					•	•													LBP1	4
	on window frames					•	•													LBP1	
	on wood structural members	•	•	•	•															LBP1	
	stairs and handrail	•	•					•												LBP1	3
Mold Growth	suspect mold growth																				
	on wall	•	•																	M01	7
	on window frame					•														M01	8
	water-stained building materials																				
	wood structural members	•	•					•												M02	
	wall	•	•																	M02	5, 6
	floor	•	•																	M02	6



1 Peeling paint on wood clapboards, window frame, and stairs.



2 Cracked plaster and chipped paint.



3 Peeling paint on basement stairs.



4 Peeling paint on ceiling.



5 *Discoloration on basement wall.*



6 *Discoloration on basement wall and floor.*



7 *Suspect mold growth on basement wall.*



8 *Suspect mold growth on window frame.*