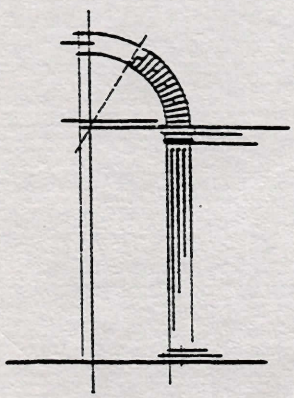
HISTORIC STRUCTURE ASSESSMENT REPORT

RANGER STATION (U.S.COAST GUARD)
BUILDING NUMBER 32
GULF ISLAND NATIONAL SEASHORE



Historic Architecture Division Southeast Region

HISTORIC STRUCTURE ASSESSMENT REPORT

RANGER STATION
(BUILDING NUMBER 32)

DATE OF INSPECTION AND CONDITION ASSESSMENT REPORT:1993

INSPECTED BY:

NATIONAL PARK SERVICE
SOUTHEAST REGION
OFFICE OF HISTORIC ARCHITECTURE

PREPARED FOR :

TIMUCAN ECOLOGICAL AND HISTORIC PRESERVE
NATIONAL PARK SERVICE

AND

SOUTHEAST REGIONAL OFFICE
NATIONAL PARK SERVICE
ATLANTA, GEORGIA 30303

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PROJECT STATEMENT

The Inventory and Condition Assessment Program (ICAP) is a systematized methodology to inventory and to assess the condition of or inspect maintenance features and a computer program to manage the substantial volume of information developed under the program.

The inventory and condition assessment is based on a comprehensive field inspection conducted by park, regional office, or DSC staff and/or private architectural/engineering (A/E) contractors. The inspection team prepares a report assessing the findings of the inspection and recommending, where necessary, appropriate repair treatments. For prehistoric and historic buildings these recommendations are consistent with the "Standards for Managing Historic and Prehistoric Structures (Including Ruins)" in the "Cultural Resource Management Guideline, NPS-28". A comprehensive building report for non-historic buildings is titled "Inventory and Condition Assessment Report". For prehistoric and historic buildings, a comprehensive building report is titled "Historic Structure Assessment Report". A comprehensive building report consists of the following information.

1. **General Date** - Background, size and geographical location.

2. **Historical Data** - For historic and prehistoric buildings, the historic significance of each feature is identified. Important List of Classified Structures (LCS) and Cultural Resources Management Bibliography (CRBIB) information is also furnished.

3. **Inventory Data** - Descriptions of features.

4. **Condition Assessment Data** - Deficiencies identified through the inspection process, with corrective work recommendations.

5. **Cost Data** - Estimated costs for all recommended work broken down into material and labor.

6. **Graphic Data** - A site sketch, simple plan drawings, and photocopies of representative views indicating existing conditions are also provided.

DEFINITIONS

MAINTENANCE PRIORITY

Priority 1: Buildings assessed priority 1 are those that must be maintained.

Condition Criteria:

- the building has fire/life/health safety and other code deficiencies; and/or
- the building has other significant critical and serious deficiencies that may effect the useful life of the building.

Management Criteria:

- the building is a cultural resource; and
- the building is significant based on specific servicewide, Regional or park management initiatives or directives.

Priority 2: Buildings assessed priority 2 are those that should be maintained.

- the building meets any of the requirements of priority 1. However, due to limited funding/resources maintenance is deferred. Every effort should be taken to upgrade these buildings when possible, in order to ensure proper maintenance.

Priority 3: Buildings assessed priority 3 are those that may be maintained.

- the building is scheduled for future cyclical and/or repair/rehabilitation work which may require special coordination of maintenance activities in order not to conflict with the planned work;
- or the building does not meet any of the requirements of priority 1 and 2.

BUILDING CONDITION

Excellent - A building is in excellent condition if any of the following conditions are present. Both interior and exterior features of the building are in like-new (or better) condition and building utility systems are without obvious or known defects. (This level does not apply to historic or prehistoric buildings.)

Good - A building is in good condition if the following conditions are present. The significant features are intact, structurally sound and performing their intended purpose; there are few or no cosmetic imperfections; the significant features need no repair; and only routine and/or cyclic maintenance is required. Examples are touch up painting needed or other minor items needing maintenance.

Fair - A building is in fair condition if any of the following conditions are present. There are signs of wear, failure or deterioration, though the building is generally sound; or if failure of a significant feature of the building is evident. Examples are worn floor or wall coverings and building utility systems in need of minor repair.

Poor - A building is in poor condition if any of the following conditions are present. The significant features are no longer performing their intended purpose or are missing; significant features show signs of imminent failure or break-down; structural integrity is marginal; major repairs are needed; or fire, life, health and/or safety standards for occupancy are questionable. Examples include exterior envelope which allows the elements to attack the interior and/or utility systems which are inadequate.

Obsolete - A building is in obsolete condition if any of the following conditions are present. It is beyond economic rehabilitation; is not historic or prehistoric and is not architecturally significant; and major health and/or safety violations exist. (This level does not apply to historic or prehistoric buildings.)

FEATURE CONDITION

The conditions *Good, Fair,* and *Poor* are equivalent to the **MM** conditions "1" as good, "2" as fair, and "3" as poor. For historic and prehistoric structures, it is also used as part of the criteria in establishing the significance of a feature.

A feature is evaluated as Good when:

- the feature meets the established Maintenance Management program condition guidelines, and
- the feature is intact, structurally sound and performing its intended purpose, and
- the feature needs no repair or rehabilitation and only routine and preventive maintenance is required.

A feature is evaluated as Fair when:

- the feature generally meets the Maintenance Management program condition guidelines and provides an adequate level of service, or
- there are early signs of wear, failure, or deterioration, though the feature is generally structurally sound and performing its intended purpose, or
- there is failure of a sub-component of the feature, or
- replacement of up to 25% of the feature or replacement of a defective sub-component is required.

A feature is evaluated as Poor when:

- the feature does not meet the Maintenance Management program condition guidelines, or
- the feature is no longer performing its intended purpose, or
- the feature is missing, or
- deterioration or damage affects more than 25% of the feature and cannot be adjusted or repaired, or
- the feature shows signs of imminent failure or breakdown, or
- the feature requires major repair or replacement.

TREATMENT RATINGS (Historic and Prehistoric Buildings Only)

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building.

Feature: Defined as the basic component or issue on which the ICAP program collects information for inventory use. A feature may be an architectural element, structural component, engineering system or a functional requirement.

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the building is considered to have cultural value and dates from the period(s) of significance, and/or
- the feature is highly distinctive architecturally and dates to the buildings's period(s) of significance, and
- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to Good- Preserve

2. PRESERVE WHEREVER POSSIBLE- REPLACE IN-KIND IF TOO DETERIORATED TO SAVE

Statement of Importance:

- the feature has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the building, or

- the feature makes a significant contribution either to the building's historic appearance or as an integral part of its historic construction, or

- the feature meets "1" level criteria except that preservation is not feasible.

Condition: *Fair to Good- Preserve*
Poor- Replace

Note Exception: If the feature is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the feature contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or

- the feature dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: *Fair to Good- Preserve*
Poor- Replace

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the feature dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: *Fair to Good- Preserve*
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the feature is not significant and through design or condition detracts from the historic appearance of the building, or

- the feature is a poor design and/or construction detail which contributes to the deterioration of the building, or

- the feature creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the feature may, in some cases, take precedence over higher ratings normally assigned to the feature.)

Condition: Poor to Good- Remove/Replace

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE BUILDING.

Statement of Importance:

- the feature has no historic value.

0. DEFAULT RATING - FEATURE NOT EVALUATED

The ICAP computer program will default to this value. A rating of zero (0) should alert the reader that an evaluation of the significance of the feature has not been made.

PRIORITY

A *Critical* deficiency of a feature exists where:

- there is advanced deterioration which has resulted in the failure of the feature or will result in the failure of the feature if not corrected within one year or
- there is accelerated deterioration of adjacent or related building materials as a result of the feature's deficiency,
- there is a threat to the health and/or safety of the user, or
- there is a failure to meet a legislative requirement.

A *Serious* deficiency of a feature exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the feature or
- a threat to the health and/or safety of the user may occur within 2- 5 years if the deterioration is not corrected, or
- there is deterioration of adjacent or related materials and/or systems as a result of the feature's deficiency.

A *Minor* deficiency of a feature exists where:

- standard preventive maintenance practices and conservation methods have not been followed, or
- there is a reduced life expectancy of affected or related materials and/or systems, or
- there is a condition with long-term impact beyond 5 years.

WORK RECOMMENDATIONS

Within the inventory section of a comprehensive report, each time a fair or poor condition is indicated, a work recommendation will appear in the back of the report. Occasionally, several related deficient features can be grouped together under one work recommendation. When this happens, the description of each of the affected features refers the reader to the feature with the work recommendation and no condition quantities are cited for the affected features.

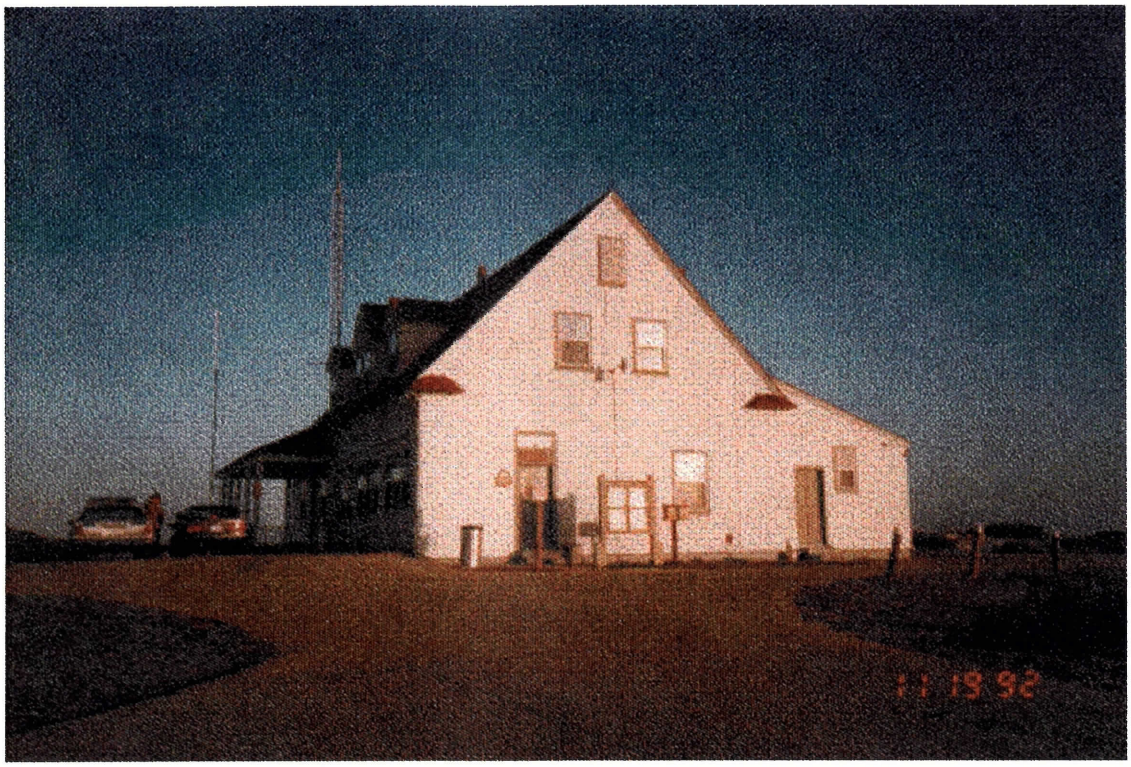
COST ESTIMATES

The cost figures included in the work recommendations are estimates to be used for the planning of future work. They can be based on the inspector's own records, cost data provided by the Park, or standard cost estimating guides such as R.S. Means, but they are only estimates. Costs for architect's or engineer's fees or other contingencies are not included.

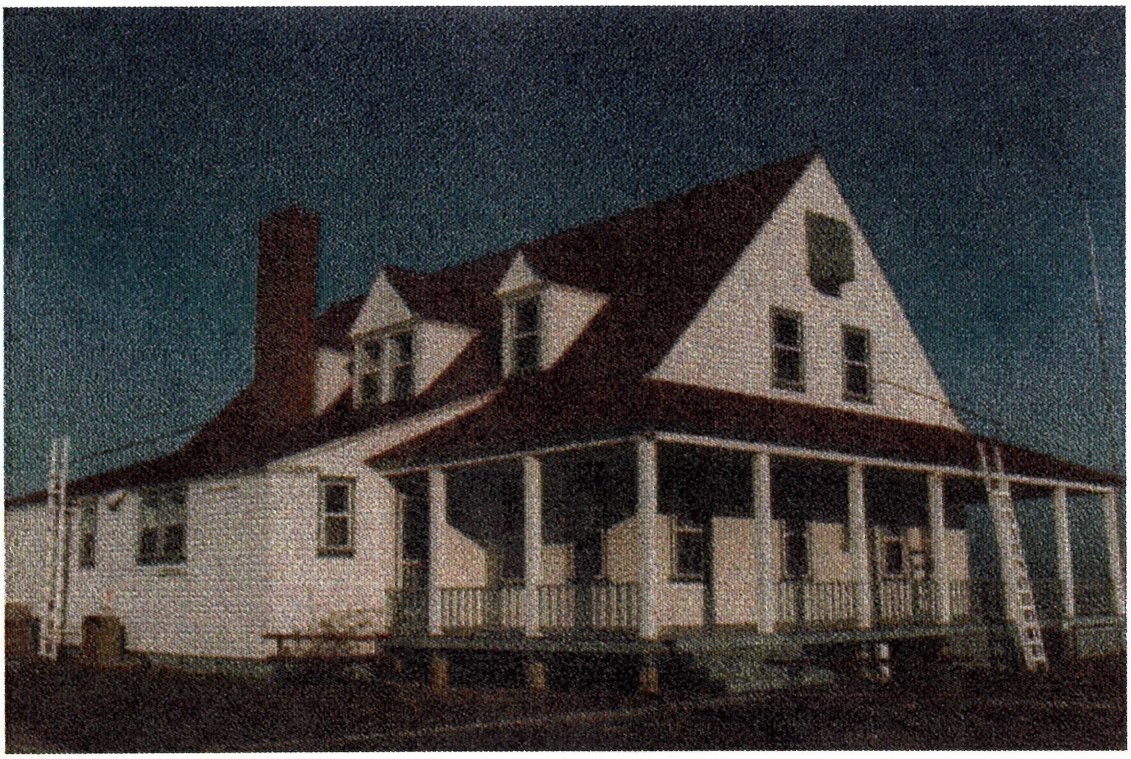
LIST OF SYMBOLS AND ABBREVIATIONS

bedrm or BR- bedroom
bldg- building
bsmnt or bmt - basement
btwn- between
clg- ceiling
dbl- double
dine or DR- dining room
E- east
elev- elevation
exist- existing
fdn- foundation
ftg- footing
fl or flr- floor
galv- galvanized
gyp bd- gypsum board
kit- kitchen
LF- linear feet
LR- living room
mtl- metal
N- north
NFPA 101 - Life Safety Code, National Fire Protection Association
oc- on center
opg- opening
orig- original
reqd- required
rm- room
S- south
SF- square feet
SY- square yard
sgl- single
sht mtl- sheet metal
sm- small
stl- steel
T&G or T+G- tongue and groove

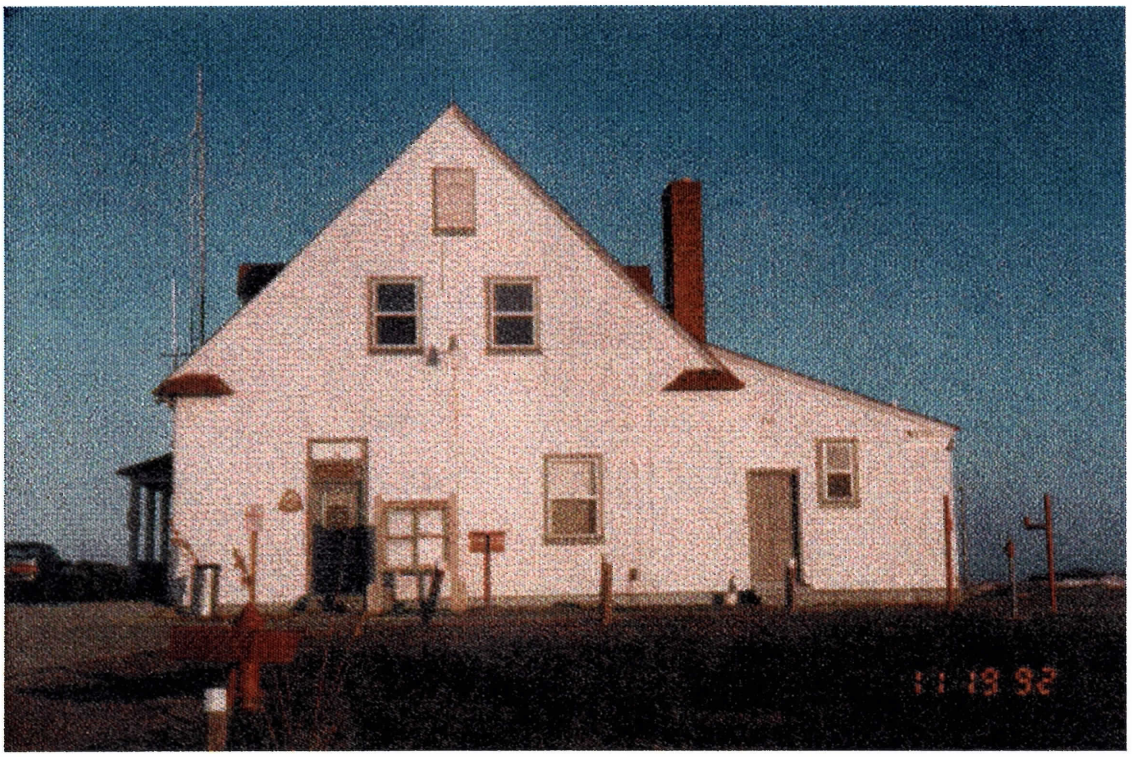
typ- typical
UBC- Uniform Building Code
W- west
wd- wood
wdo- window



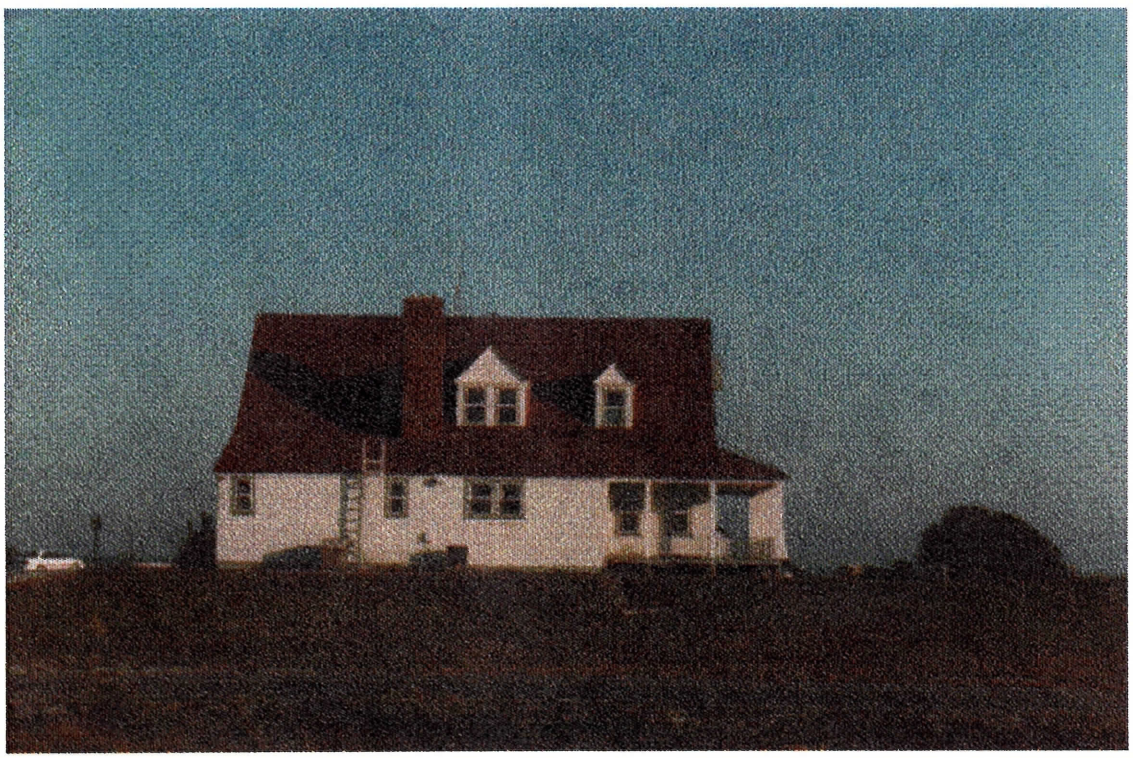
Northwest view



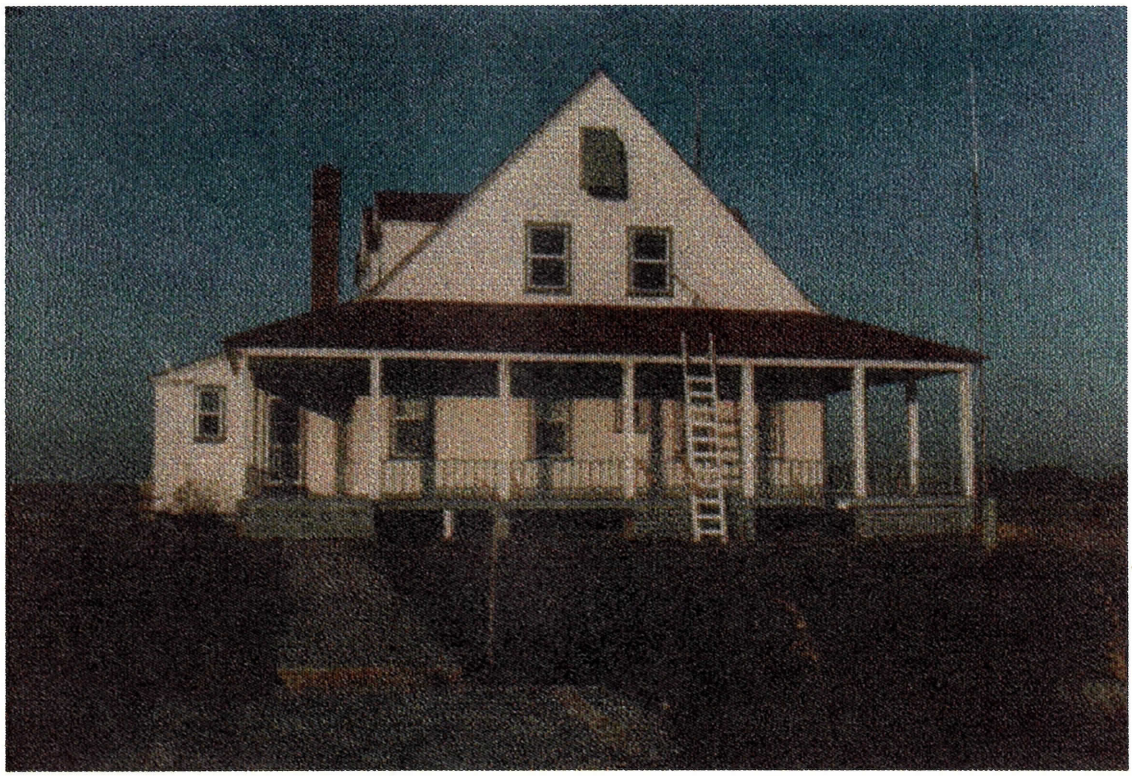
Southeast view



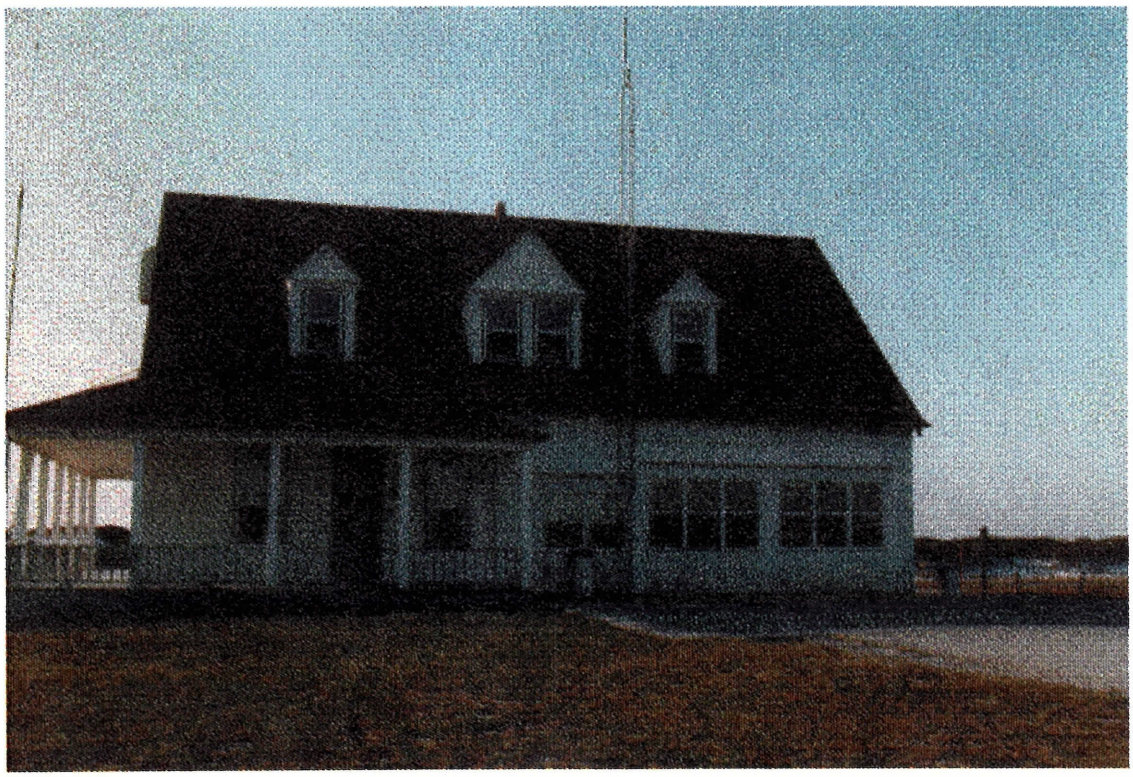
West elevation



South eleva-



East elevation



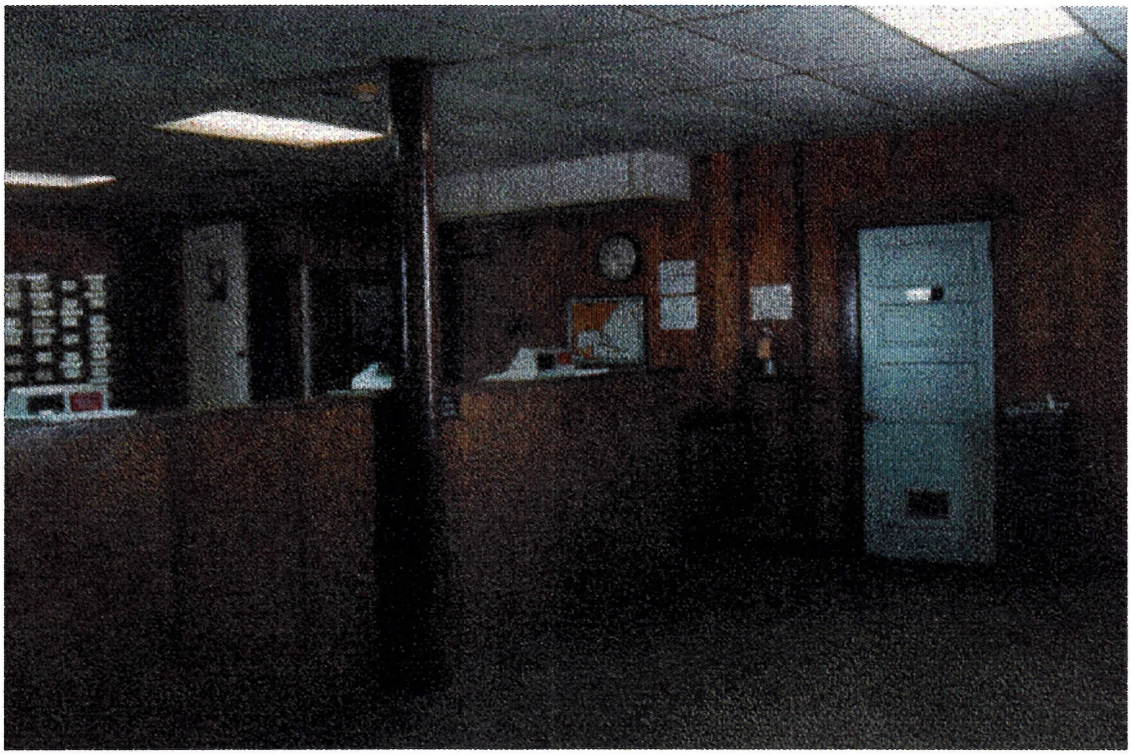
North elevation (main entery and old garage doors)



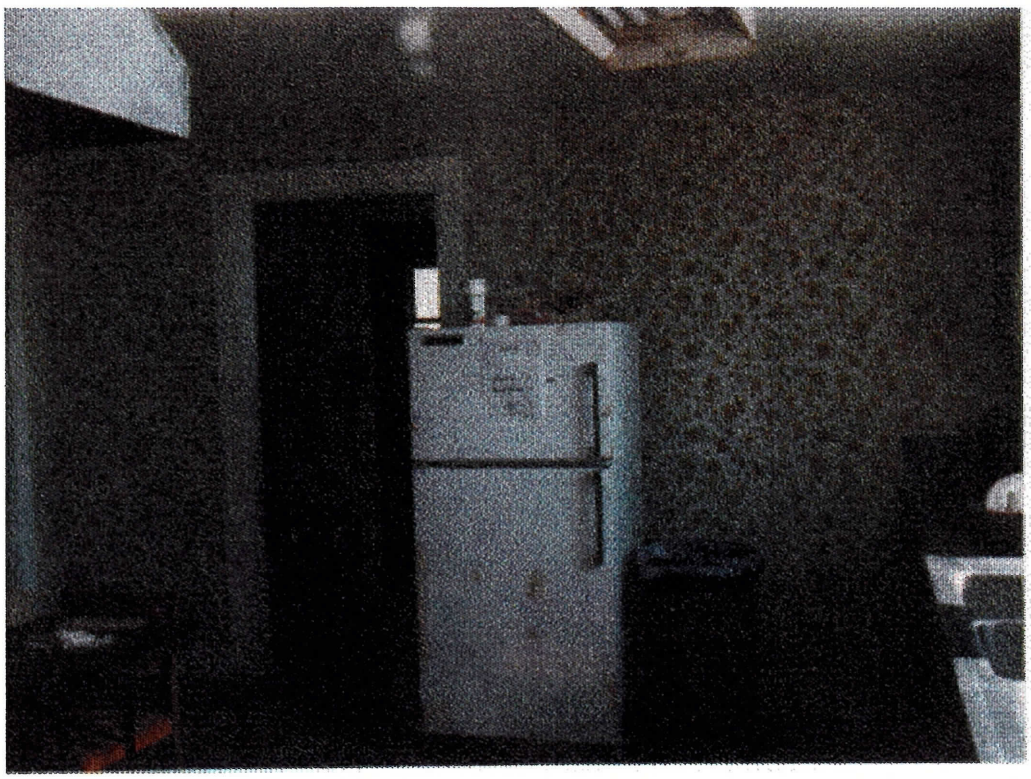
Soffit and trim of the original building and trim of the addition



Dormitory (meeting room) view on the second



Original boat garage converted to campground registration office.



Interior view of the existing kitchen



Ranger station area and stairs (access to the second floor).

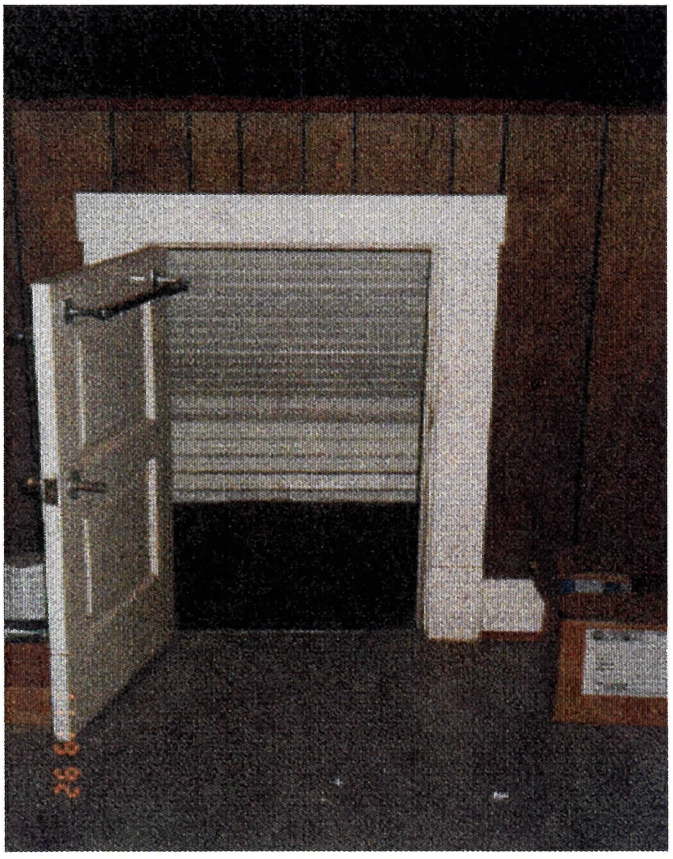


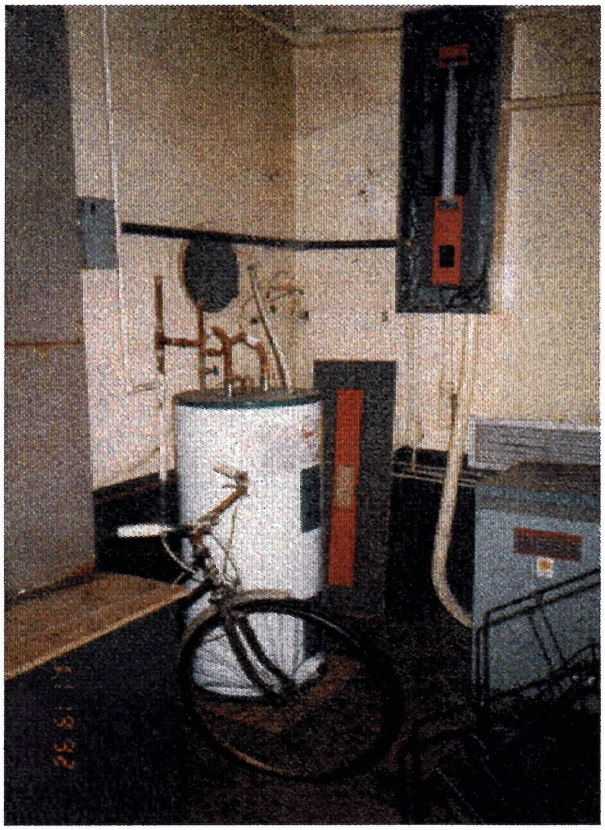
Damage on the ceiling caused by leak from the dormer in the stair area



Decorative wood trim on the interior part of the closet door on the 2nd floor.

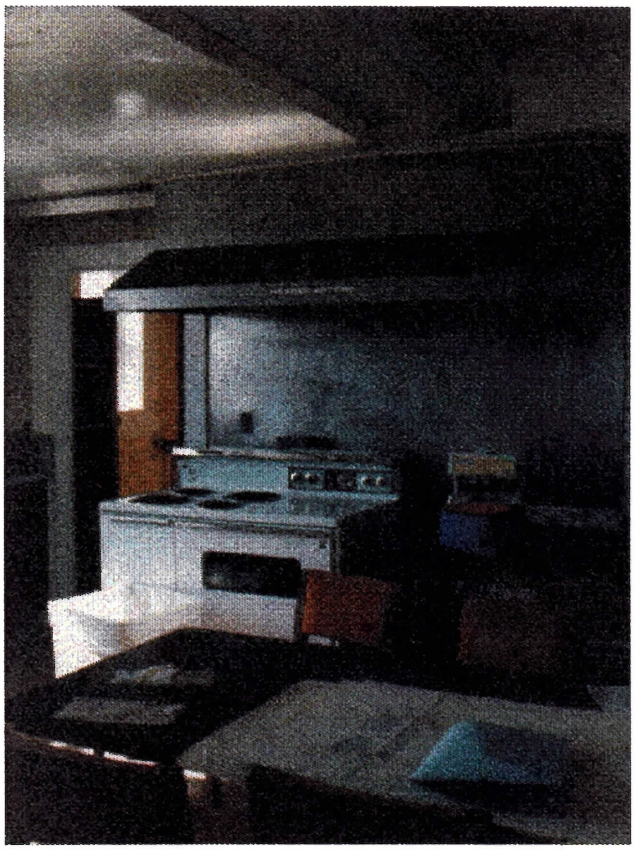
The original wood floor in the closet on the 2nd floor.





Mechanical room

Interior view of the existing kitchen.

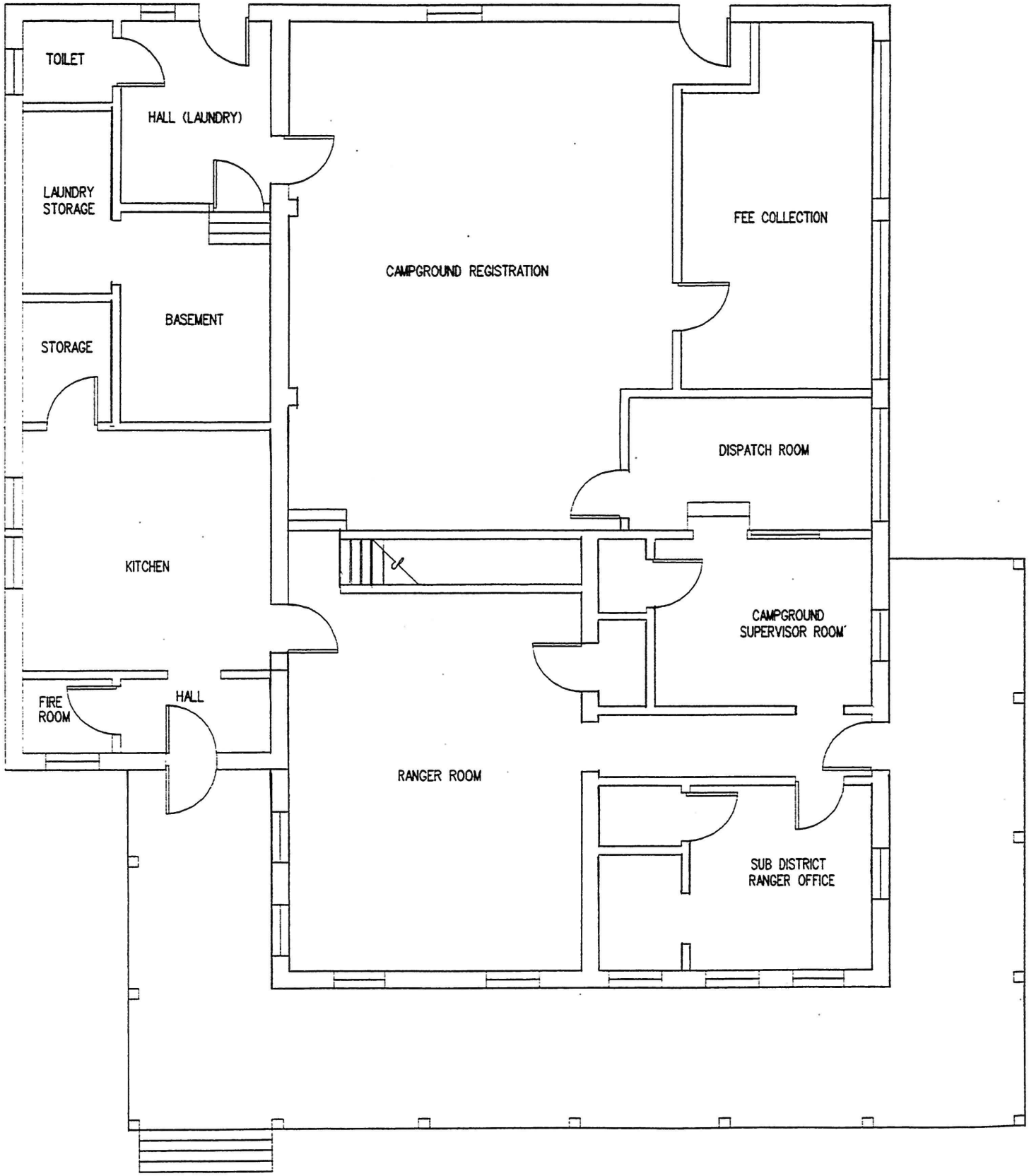




Ghost marks of structural members of the eliminated watchtower on the existing rafters.

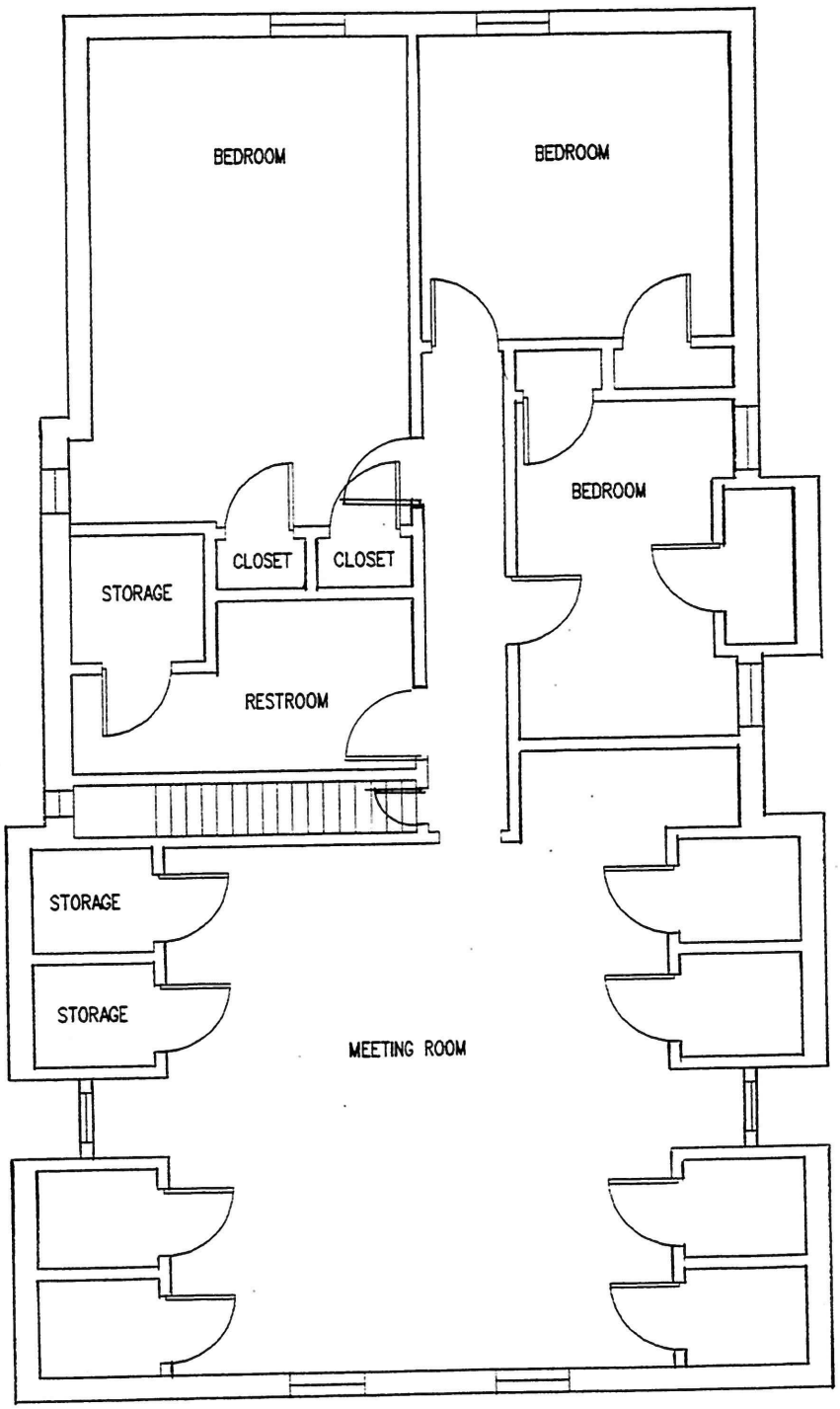


Ghost marks of the structural members of the eliminated watchtower



FIRST FLOOR PLAN

NOT TO SCALE



SECOND FLOOR PLAN

NOT TO SCALE

--EXECUTIVE SUMMARY

SIGNIFICANCE: The existing ranger station was built about 1906 - 1910 to replace the original U.S. life saving service station which was built in 1885. The original structure, before any modification, has similarity to the CALO & FOSU coast guard stations.
ARCHITECTURAL DESCRIPTION: Two flr.building with gable roof,covered porch in the east,dormers, brick chimney,doublehung windows and exterior wood shingles on the walls and roof.

--IDENTIFICATION/MANAGEMENT INFORMATION

OTHER NAMES: RANGER STATION

BUILDING ADDRESS
- PARK ORGCODE: 5320
- DISTRICT ORGCODE: 5321
- 1400 FORT PICKENS RD.
- PENSACOLA, FL 32561
- LOCATION:
- COUNTY: ESCAMBIA

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 0
- ACQUISITION DATE: 1986
- GENERAL LEDGER ACCT NO:
- SF 1166 NUMBER: 1030
- SF 1166 DESIGNATION: RANGER
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

NUMBERING INFORMATION
- NUMBER ON BUILDING: 32
- LCS ID NUMBER:
- HOUSING NUMBER:
- ENERGY NUMBER:
- CONCESSIONER NUMBER:

SIZE INFORMATION
- TOTAL FLOOR AREA: 4541 SF
- FIRST FLOOR AREA: 2734 SF
- ADDITIONAL FLOOR AREA: 1807 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 2124 SF
- PERIMETER LENGTH: 217 LF
- NUMBER OF STORIES: 2
- NUMBER OF ROOMS: 12
- NUMBER OF BATHROOMS: 3

BUILDING INFORMATION
- BUILDING ORGCODE: 5320
- MANAGEMENT UNIT: GUIS
- BUILDING CONDITION: Good
- MAINTENANCE PRIORITY: 2 - Medium
- MANAGEMENT CATEGORY: B DATE: 00/00/00
- ELEVATION: 6 FT
- UTM COORDINATES: / /

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - NOF - NONE/Federal Agency Owned-NPS
- MANAGEMENT AGREEMENT: NONE

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 64000
- APPRAISAL YEAR:
- APPRAISAL SOURCE:
- PERCENT OCCUPIED: 100%
- DATE OF CONSTRUCTION: 1906-1910

SUMMARY COST INFORMATION
- TOTAL: $ 71062
- CRITICAL: $ 40662
- SERIOUS: $ 13661
- MINOR: $ 16739

****

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
NFPA 101 - ANSI

OCCUPANCY CLASSIFICATION: OFFICE
OCCUPANCY LOAD:
HAZARD OF CONTENTS: LOW
SEISMIC ZONE: 0
CONSTRUCTION TYPE: 5

OPERATIONS INFORMATION
Open to the public
SEASON: ALL SEASON
HOURS: 8-5
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 1 /7 /93
DOCUMENT: B - GMP
TREATMENT TYPE: REHABILITATION

--S I G N I F I C A N C E----------

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 0 - Undetermined DATE: 00/00/00
NHL STATUS: No

--H I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
COAST GUARD FACILITY

CURRENT FUNCTION:
NPS RANGER STATION

--D O C U M E N T A T I O N----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
BUILDING 32		7/9/84	NPS GUIS
Documentary/Photograph	3340	14/9/1984	Gulf Island
Documentary/Photograph	3338	14/9/1984	GUIS/ NPS
Documentary/Photograph	3341	14/9/1984	GUIS/NPS
Documentary/Photograph	940	29/9/193	GUIS-NPS
Documentary/Photograph	940	29/9/193	GUIS-NPS
Documentary/Photograph	3342	14/9/1984	GUIS-NPS
Documentary/Photograph	17179	8/5/1992	GUIS-NPS
Documentary/Photograph	744	22/6/1984	GUIS-NPS
Documentary/Photograph	973	8/4/1983	GUIS-NPS

REPORTS:

TITLE	DOC ID #	DATE	LOCATION

****

--H I S T O R I C A L D O C U M E N T A T I O N----------

HABS NUMBER: HAER NUMBER: NATIONAL REGISTER NUMBER:

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: DATE: / CRBIB NUMBER:

TITLE:

****

--M A J O R I M P R O V E M E N T S / M O D I F I C A T I O N S----------

CONSTRUCTION DATE: 1906-1910 CONSTRUCTION: Built TEXT: Date of original construction
COST: $ 0 DESIGNER: DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1937 CONSTRUCTION: Altered TEXT: Addition to the southwest part/Standard form118-A
COST: $ 0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

--I N S P E C T I O N T E A M I N F O R M A T I O N----------

EVALUATION PROCEDURE

This building was evaluated according to its use as a ranger station and campground registration. The building is basically in good condition. There are major problems such as fire safety in the mechanical room,egres fire exit ladders, railings and handicap accessibility.There's a leak around the dormer in the ranger station office area. The exterior wood shingles and roof shingles originally were not painted according to documents.There are signs in the rafters in the attic area which indicate original location of the tower; these signs should be preserved.

INSPECTION TEAM

DATE OF INSPECTION: 11/16/92

INSPECTION TEAM PERSONNEL:

ALI A. MIRI
HISTORICAL ARCHITECT
NPS
75 SPRING ST.
ATLANTA, GA 30303
(404) 730-2800
AREAS: ARCHITECTURE
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

ALI A MIRI
HISTORICAL ARCHITECT
NPS
75 SPRING ST.
ATLANTA, GA 30303
(404) 730-2800
AREAS:
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

DATA ENTRY

DATE OF DATA ENTRY: 01/07/93
NAME:
ADDRESS:

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	4"x10"x1" thick cedar wd. shingles over	2827	SF	TOTAL
	MM UNIT: GUIS	1" thick wd. board all around. simple	2827	SF	GOOD
	HISTORIC RATING: 2/4	board on the northwest part of the bld'g	0	SF	FAIR
	REVISION DATE: 01/08/93		0	SF	POOR
	NOTES: 88 sf. all rated 4. Wood sign on the northwest part of the building rated 2				
4112	WALLS:WALL STRUCTURE	2"x4" wd. studs 16"-24" o.c. Addition to	3401	SF	TOTAL
	MM UNIT: GUIS	the building in the south part rated 4	3401	SF	GOOD
	HISTORIC RATING: 2/4	and the rest of the building rated 2	0	SF	FAIR
	REVISION DATE: 01/08/93		0	SF	POOR
4113	WALLS:WALL INSULATION	none	2635	SF	TOTAL
	MM UNIT: GUIS		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/08/93		2635	SF	POOR
4116	WALLS:WALL TRIM	7"x1-1/2" thick simple wood board with	74	LF	TOTAL
	MM UNIT: GUIS	3/4"x3/4" cove with stop wood molding	74	LF	GOOD
	HISTORIC RATING: 3	under it on the exterior wall in the	0	LF	FAIR
	REVISION DATE: 01/08/93		0	LF	POOR
	NOTES: porch area.				
4121	CEILINGS:CLG SURFACE	5" T.& G. wood strip in the porch	911	SF	TOTAL
	MM UNIT: GUIS	ceiling with groove in the middle	911	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
4122	CEILINGS:CLG STRUCTURE	Asume 2"x6" wood studs 16"-24" o.c.	1019	SF	TOTAL
	MM UNIT: GUIS		1019	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
	NOTES: At the time of inspection there was no access to the ceiling structure in the porch.				
4123	CEILINGS:CLG TRIM	1"x1"cove wood molding all around the	224	LF	TOTAL
	MM UNIT: GUIS	porch ceiling.	224	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 01/08/93		0	LF	POOR
4131	FLOORS:FLOOR SURFACE	3-1/4"x3/4" T.& G. wood strip on the	911	SF	TOTAL
	MM UNIT: GUIS	porch floor.	911	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 01/08/93		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4133	FLOORS:FLOOR STRUCTURE	2"x 8"wood joists 26" o.c. sitting on	911	SF	TOTAL
	MM UNIT: GUIS	6"x 8" wood girder.	911	SF	GOOD
	HISTORIC RATING: 2/4	wood girders rated 2	0	SF	FAIR
	REVISION DATE: 01/08/93		0	SF	POOR
	NOTES: In some area girder is a 3 - 2"x8" wood nailed together this type of girder rated 4.				
4134	FLOORS:RAILING	simple wood railing 2"x4" lower rail	107	LF	TOTAL
	MM UNIT: GUIS	3-1/2"above the floor with 1-1/2"x1-1/2"	107	LF	GOOD
	HISTORIC RATING: 3	simple wood railing 8" o. c. with	0	LF	FAIR
	REVISION DATE: 01/08/93		0	LF	POOR
	NOTES: chamfered wood hand railing.				
4141	WINDOWS:WDO FRAME	Alum. window frame coated with organic	35	EA	TOTAL
	MM UNIT: GUIS	resin paint in all windows. 7 in the	35	EA	GOOD
	HISTORIC RATING: 4	east/10 in the south/ 4 in the west/and	0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
	NOTES: 14 in the north.				
4142	WINDOWS:WDO SASH	Double hung alum. coated with organic	35	EA	TOTAL
	MM UNIT: GUIS	resin paint.	8	EA	GOOD
	HISTORIC RATING: 4		27	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
	NOTES: The original wood windows were 6 over 2 and 9 over 2 according to the documents (pictures)				
4143	WINDOWS:WDO TRIM	2-1/2",3-3/4",5"x3/4" thick simple wd.	495	LF	TOTAL
	MM UNIT: GUIS	trim. Decorative wood trim around the	495	LF	GOOD
	HISTORIC RATING: 2/4	northwest windows rated 2	0	LF	FAIR
	REVISION DATE: 01/08/93		0	LF	POOR
4144	WINDOWS:WDO GLAZING	double glass in all windows	70	EA	TOTAL
	MM UNIT: GUIS		70	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
4146	WINDOWS:WDO LINTEL	2"x4" wood lintels	35	EA	TOTAL
	MM UNIT: GUIS		35	EA	GOOD
	HISTORIC RATING: 2/4		0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
	NOTES: All lintels in the addition rated 4				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4147	WINDOWS:WDO SILL	2"x 4" and 2"x 6" wood sill	35	EA	TOTAL
	MM UNIT: GUIS		35	EA	GOOD
	HISTORIC RATING: 2/4		0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
	NOTES: All sills in the addition rated 4				
4148	WINDOWS:WDO STORM/SCRN	Wire mesh alum.frame screen over the	35	EA	TOTAL
	MM UNIT: GUIS	lower sash of the windows.	35	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
4151	DOORS:DOOR FRAME	2"x4"& 2"x 6" simple wood frame	4	EA	TOTAL
	MM UNIT: GUIS		4	EA	GOOD
	HISTORIC RATING: 2/4		0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
	NOTES: All doors in the addition rated 4				
4152	DOORS:DOOR	H.C. simple wd. dr. with 1'-8"x2'upper	4	EA	TOTAL
	MM UNIT: GUIS	opening 1 ea.rated 4/ S.C. simple wood	3	EA	GOOD
	HISTORIC RATING: 3/4	with upper openingin the east part	0	EA	FAIR
	REVISION DATE: 01/19/93		1	EA	POOR
	NOTES: rated 4/ christian door with transom in the west rated 4/ christian door with transom in the north 1 ea. rated 3.				
4154	DOORS:DOOR GLAZING	Alum. frame double hung window with	2	EA	TOTAL
	MM UNIT: GUIS	double glass,on the upper part of the	2	EA	GOOD
	HISTORIC RATING: 4	east and northwest entry door./	0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
	NOTES: Lower sash of the openings covered with metal screen.				
4157	DOORS:DOOR SILL	2"x 6" simple wood sill on each door.	4	EA	TOTAL
	MM UNIT: GUIS		4	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	Wood frame metal screen door on the	1	EA	TOTAL
	MM UNIT: GUIS	east door	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/08/93		0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4161	FINISHES:COATINGS	Paint on all walls, shingles, floor,	4686	SF	TOTAL
	MM UNIT: GUIS	ceiling, posts, windows, doors, soffits	700	SF	GOOD
	HISTORIC RATING: 4/6	and trim	3055	SF	FAIR
	REVISION DATE: 03/23/93		931	SF	POOR
	NOTES: Paint on the cedar wall and roof shingles rated 6./Paint on the porch floor, ceiling, posts, railing and soffits rated 4./				
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	2"x6" wd. on the east stair(11"x 8' T.)	85	SF	TOTAL
	MM UNIT: GUIS	28 sf./conc.surface on the northwest	50	SF	GOOD
	HISTORIC RATING: 4	(1'-5"x3'-5"tread) 9 sf./ conc. stair on	0	SF	FAIR
	REVISION DATE: 01/19/93		35	SF	POOR
	NOTES: the southwest 13 sf./There is no H.C. ramp in the west part of the building for accessibility ofthe handicapped 35 sf.				
4174	STAIRS/RAMPS:STAIR/RAMP RAILING	missing railing in the east stair and	48	LF	TOTAL
	MM UNIT: GUIS	handicap ramp railing in the west part	0	LF	GOOD
	HISTORIC RATING: 6		0	LF	FAIR
	REVISION DATE: 01/12/93		48	LF	POOR
4190	EXTERIOR:EXTERIOR OTHER	Alum. frame double hung window opening	2	EA	TOTAL
	MM UNIT: GUIS	on the upper part of the east and west	2	EA	GOOD
	HISTORIC RATING: 6	wood door.	0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	carpet on the 1st. & 2nd flr. 2434 sf./	4336	SF	TOTAL
	MM UNIT: GUIS	12"x12" & 9"x9" vinyl tile on the 1st. &	1779	SF	GOOD
	HISTORIC RATING: 6/3	2nd flr. 1583 sf./2-1/2" T.& G. wood on	0	SF	FAIR
	REVISION DATE: 01/19/93		2557	SF	POOR
	NOTES: the 2nd. flr. closet 34 sf. rated 3/ conc. on the mech. room 200 sf./ mosaic flr. in the bath room on the 2nd floor 85 sf./in the 2nd flr.T.& G.wood strip under the carpet and 2 layers of tile is the original flr.				
4212	FLOORS:FLOOR DECKING	2 layers 2-1/2" T.& G. wood strip on the	5107	SF	TOTAL
	MM UNIT: GUIS	2nd floor 1788 sf./2-1/2" T.& G. wood	5107	SF	GOOD
	HISTORIC RATING: 3/4	over 1"x6" board on the 1st flr.1939 sf.	0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
	NOTES: 1"x 6" board in the attic area 1380 sf. rated 4/(T.& G. wood strip is the original floor on the 2nd floor)				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4213	FLOORS:FLOOR STRUCTURE	2"x10" wood joists 16" o.c. on the 1st.	4027	SF	TOTAL
	MM UNIT: GUIS	floor 2239 sf. and on the 2nd floor 1788	4027	SF	GOOD
	HISTORIC RATING: 2	sf.	0	SF	FAIR
	REVISION DATE: 01/11/93		0	SF	POOR
4214	FLOORS:FLOOR INSULATION	none	2239	SF	TOTAL
	MM UNIT: GUIS		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/11/93		2239	SF	POOR
4221	WALLS:WALL SURFACE	2 layers plaster board over each other	11396	SF	TOTAL
	MM UNIT: GUIS	9804 sf./T.& G.wood strip with groove in	11096	SF	GOOD
	HISTORIC RATING: 4/6	the middle 770 sf.in the closets in the	0	SF	FAIR
	REVISION DATE: 01/19/93		300	SF	POOR
	NOTES: 2nd floor/wood panel 693 sf. rated 6./1"x 6" wood board in the mech.storage 129 sf. rated 4				
4222	WALLS:WALL STRUCTURE	2"x 4" wood studs 16" o.c. on the upper	4778	SF	TOTAL
	MM UNIT: GUIS	and lower level	4556	SF	GOOD
	HISTORIC RATING: 2/4		0	SF	FAIR
	REVISION DATE: 01/19/93		222	SF	POOR
	NOTES: addition to the original building rated 4./				
4223	WALLS:WALL TRIM	5"& 6-1/2"x 1/2" thick simple wood base	1177	LF	TOTAL
	MM UNIT: GUIS	with 1/4 round wood shoe base 556 lf.	1145	LF	GOOD
	HISTORIC RATING: 3/6	rated 3./ 4" vinyl base 207 lf. rated 6	0	LF	FAIR
	REVISION DATE: 01/11/93		32	LF	POOR
	NOTES: 3-1/4"x 3/4" simple wood base 35 lf. rated 6				
4231	CEILINGS:CLG SURFACE	plaster in the lower level ceiling 2367	4017	SF	TOTAL
	MM UNIT: GUIS	sf./1/2" thick GYP. BD. over 3/4"x2-1/4"	4017	SF	GOOD
	HISTORIC RATING: 3/4	T.& G.on the upper level ceiling 1430sf.	0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
	NOTES: T.& G. wood strip with groove in the middle 220 sf. rated 3./				
4232	CEILINGS:CLG STRUCTURE	2"x 8" wood joists 16" o.c. in the 2nd.	1650	SF	TOTAL
	MM UNIT: GUIS	floor ceiling.	1650	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 01/11/93		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4241	WINDOWS:WINDOW FRAME	wood frame window in the wall between	1	EA	TOTAL
	MM UNIT: GUIS	dispatch room & camp ground office	1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 01/11/93		0	EA	POOR
4243	WINDOWS:WINDOW TRIM	5-1/2"x 3/4" thick simple flat board	464	LF	TOTAL
	MM UNIT: GUIS	with 7"x 3/4" apron 235 lf./4-1/2"x 3/4"	464	LF	GOOD
	HISTORIC RATING: 3/4	thick simple flat board 100 lf.	0	LF	FAIR
	REVISION DATE: 01/11/93		0	LF	POOR
	NOTES: 3-1/2"x 3/4" thick simple flat board 39 lf./ 2-1/2"x 3/4" thick simple board 60 lf.				
4244	WINDOWS:WINDOW GLAZING	plain glass in the window between	1	EA	TOTAL
	MM UNIT: GUIS	dispatch room and campground superinten.	1	EA	GOOD
	HISTORIC RATING: 4	room	0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
4251	DOORS:DOOR FRAME	7"x 2" thick & 6"x 2" thick & 5"x 2"	42	EA	TOTAL
	MM UNIT: GUIS	thick wood 40 ea./ alum. frame on the	39	EA	GOOD
	HISTORIC RATING: 3/4	shower door on the upper level 2ea.	0	EA	FAIR
	REVISION DATE: 01/19/93		3	EA	POOR
	NOTES: rated 4./ (shower, toilets, storage doors in the bathroom in the upper level rated 4)				
4252	DOORS:DOOR	5 panel wood door 12 ea./5 panel wood	48	EA	TOTAL
	MM UNIT: GUIS	door with alum. vent on the lower part	43	EA	GOOD
	HISTORIC RATING: 3/4	9 ea./H.C. simple door 5 ea./ S.C. door	0	EA	FAIR
	REVISION DATE: 01/11/93		5	EA	POOR
	NOTES: 3 ea. glass door with alum. frame 2 ea./ 1" thick wood panel door 3 ea. in the small storages 3 ea./ 2 panel wood door at the storages 9 ea./ (shower, toilet and H.C. doors rated 4)				
4253	DOORS:DOOR TRIM	4-1/2"x3/4" simple flat wd. trim 789 lf.	1038	LF	TOTAL
	MM UNIT: GUIS	2"x 1/2" simple wood trim 229 lf. rated	1007	LF	GOOD
	HISTORIC RATING: 3/4	4/ 4-1/2"x 3/4" decorative wd. trim with	0	LF	FAIR
	REVISION DATE: 01/11/93		31	LF	POOR
	NOTES: bull eye in the upper corners inside of the closet in the upper level 20 lf. rated 3.				
4255	DOORS:DOOR HARDWARE	two metal hinges with round brass knob	44	EA	TOTAL
	MM UNIT: GUIS	and mortise lock set @ each door.	31	EA	GOOD
	HISTORIC RATING: 3/4		0	EA	FAIR
	REVISION DATE: 01/19/93		13	EA	POOR
	NOTES: knob and hinges in the addition rated 4./				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4261	FINISHES:COATINGS	dirty paint on the walls and ceilings in	16145	SF	TOTAL
	MM UNIT: GUIS	the upper and lower level, doors,windows	0	SF	GOOD
	HISTORIC RATING: 4	and trim	0	SF	FAIR
	REVISION DATE: 01/19/93		16145	SF	POOR
4262	FINISHES:COVERINGS	wood panel over the walls on the upper	7358	SF	TOTAL
	MM UNIT: GUIS	and lower level 5483./2'x4'suspended	343	SF	GOOD
	HISTORIC RATING: 4/6	ceiling tile in the campground off. 908	0	SF	FAIR
	REVISION DATE: 01/19/93		7015	SF	POOR
	NOTES: sf. all paper in the kitchen 346 sf./accoustic tile in the dispatch room 353sf./ceramic tile in the 2nd level toilet 174 sf. rated 4./				
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	carpet and vinyl over the original stair	96	SF	TOTAL
	MM UNIT: GUIS		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/11/93		96	SF	POOR
4272	STAIRS/RAMPS:STAIR/RAMP DECKING	1" thick wood decking without nosing	96	SF	TOTAL
	MM UNIT: GUIS		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/11/93		96	SF	POOR
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	wood stringer on the main stair 96 sf./	141	SF	TOTAL
	MM UNIT: GUIS	stair for access to attic area 45 sf.	96	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 01/11/93		45	SF	POOR
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	4-1/2" wide decorative hand rail with	45	SF	TOTAL
	MM UNIT: GUIS	1-1/2"x 1-1/2" simple wood railing	0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 01/11/93		45	SF	POOR
4290	INTERIOR:INTERIOR OTHER	8" diameter varnished wood posts in the	4	EA	TOTAL
	MM UNIT: GUIS	campground office area.	3	EA	GOOD
	HISTORIC RATING: 2		1	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	cedar wood shingles on the roof, dormers	50	SQ	TOTAL
	MM UNIT: GUIS	porch and addition	50	SQ	GOOD
	HISTORIC RATING: 3/4		0	SQ	FAIR
	REVISION DATE: 01/19/93		0	SQ	POOR
	NOTES: addition rated 4				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4312	SYSTEM:ROOF SHEATHING	1"x 8" wood board	564	SF	TOTAL
	MM UNIT: GUIS		564	SF	GOOD
	HISTORIC RATING: 2/4		0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
	NOTES: addition rated 4				
4313	SYSTEM:ROOF STRUCTURE	2"x 8" wood rafters 16" o.c. on the	564	SF	TOTAL
	MM UNIT: GUIS	building. Assume 2"x 6" wood rafters 16"	564	SF	GOOD
	HISTORIC RATING: 2/4	o.c. at the porch.	0	SF	FAIR
	REVISION DATE: 01/19/93		0	SF	POOR
	NOTES: there are cut rafters in the attic around the ceiling opening that show the location of the previous tower addition rated 4/ (at the time of inspection there was no access to the porch structure.)				
4314	SYSTEM:ROOF INSULATION	5-1/2" thick batt insulation inserted	3180	SF	TOTAL
	MM UNIT: GUIS	between rafters in the attic.	3180	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/12/93		0	SF	POOR
4315	SYSTEM:ROOF CORNICE	7" wide crown shape wood (cyma recta)	428	LF	TOTAL
	MM UNIT: GUIS	around the gables on the east, west &	428	LF	GOOD
	HISTORIC RATING: 3/4	dormers gable & on the addition 313 lf.	0	LF	FAIR
	REVISION DATE: 01/19/93		0	LF	POOR
	NOTES: 8"x 1" simple wood with molding on the top all around the porch 115 lf. all cornices in the addition area rated 4				
4316	SYSTEM:ROOF EAVES	2-1/2" T.& G. wood around the porch,	149	LF	TOTAL
	MM UNIT: GUIS	above the campground office windows and	149	LF	GOOD
	HISTORIC RATING: 3	2 small parts from the original building	0	LF	FAIR
	REVISION DATE: 01/12/93		0	LF	POOR
	NOTES: in the west wall				
4320	OPENINGS:ROOF OPENING	Opening in the ceiling for access to the	1	EA	TOTAL
	MM UNIT: GUIS	attic	1	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
	NOTES: It seems this opening had been the existing access from the second floor to the previous tower.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4322	OPENINGS:ROOF VENTILATION	vent in the east side covered with sheet	2	EA	TOTAL
	MM UNIT: GUIS	metal channel 1 ea./ Vent with electric	2	EA	GOOD
	HISTORIC RATING: 6	fan in the west 1 ea.	0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
	NOTES: vent in the west covered with metal louvere.				
4340	FLASHING:ROOF FLASHING	5" wide painted metal flashing around	174	LF	TOTAL
	MM UNIT: GUIS	the dormers, chimney, in the valleys and	138	LF	GOOD
	HISTORIC RATING: 4	in the connection between the existing	0	LF	FAIR
	REVISION DATE: 01/19/93		36	LF	POOR
	NOTES: roof and the addition.				
FOUNDATION					
4412	WALLS:FDN WALL STRUCTURE	12" thick conc. wall in the front part	418	SF	TOTAL
	MM UNIT: GUIS	in the addition section 200 sf. rated 4/	418	SF	GOOD
	HISTORIC RATING: 3/4	conc. block in the west and north part	0	SF	FAIR
	REVISION DATE: 01/12/93		0	SF	POOR
	NOTES: of the building 218 sf. rated 3./				
4413	WALLS:FDN VENTILATION	metal grid vent in the south 3 ea. and	5	EA	TOTAL
	MM UNIT: GUIS	opening in the east and west access to	5	EA	GOOD
	HISTORIC RATING: 4	the crawl space 2 ea.	0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4416	WALLS:FDN INSULATION	N/A			
	MM UNIT: GUIS				
	HISTORIC RATING: 6				
	REVISION DATE: 01/12/93				
4421	PIERS:PIER/PILE SURFACE	12"x 12" conc. pier	34	EA	TOTAL
	MM UNIT: GUIS		34	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4432	CHIMNEYS:CHIMNEY STRUCTURE	brick chimney	17	LF	TOTAL
	MM UNIT: GUIS		17	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 01/12/93		0	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FURNISHINGS					
4512	APPLIANCE:DRYER	heavy duty whirlpool dryer in the	1	EA	TOTAL
	MM UNIT: GUIS	storage room adjacent to the mech. room	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
4514	APPLIANCE:RANGE	general electric range and oven	1	EA	TOTAL
	MM UNIT: GUIS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		1	EA	POOR
4515	APPLIANCE:REFRIGERATOR	hotpoint refrigerator	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4517	APPLIANCE:WASHER	whirpool heavy duty washer in the	1	EA	TOTAL
	MM UNIT: GUIS	laundry room close to the mech. room	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4520	FURNISHINGS:BUILT-IN FURN	upper wood cabinet 2 ea./ lower cabinet	3	EA	TOTAL
	MM UNIT: GUIS	with metal counter top and sink 1 ea.	0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		3	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	1-1/2" PVC	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4612	PLUMBING:WASTE PIPE NET	4" diameter cast iron	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4615	PLUMBING:SEPTIC SYSTEM	septic tank	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4618	PLUMBING:WATER TREAT SYS	NPS well water with 6" PVC	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
4631	ELECTRICAL:INCOMING SERVICE	Gulf Power Co.	1	EA	TOTAL
	MM UNIT: GUIS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 03/23/93		0	EA	POOR
4635	ELECTRICAL:SWITCHES/OUTLETS	toggel switches in all rooms, corridors	60	EA	TOTAL
	MM UNIT: GUIS	and toilets 26 ea./ outlets in the room,	57	EA	GOOD
	HISTORIC RATING: 6	corridors, toilets and storage 34 ea.	0	EA	FAIR
	REVISION DATE: 01/19/93		3	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	light with 2 fluorscent light 8 ea./	26	EA	TOTAL
	MM UNIT: GUIS	light with 4 fluorscent 18 ea.	18	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		8	EA	POOR
4652	HVAC:HVAC EQUIPMENT	General electric heat pump and furnace	2	EA	TOTAL
	MM UNIT: GUIS	motor AMPs 5.0 volt 200 - 260 located in	2	EA	GOOD
	HISTORIC RATING: 6	the mech. room	0	EA	FAIR
	REVISION DATE: 01/12/93		0	EA	POOR
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	on the lower level from the north, east	6	EA	TOTAL
	MM UNIT: GUIS	and west side of the building 4 ea./	4	EA	GOOD
	HISTORIC RATING: 6	upper level on the east and south part	0	EA	FAIR
	REVISION DATE: 03/23/93		2	EA	POOR
	NOTES: from the window 2 ea./				
4712	FIRE EGRESS:STAIR/RAMP/RAILING	1" diameter pipe hand rail 2'-2" high on	4	EA	TOTAL
	MM UNIT: GUIS	the roof in the east and south part 2 ea	0	EA	GOOD
	HISTORIC RATING: 6	wood ladders 2'-5" wide with steps 15"	0	EA	FAIR
	REVISION DATE: 01/19/93		4	EA	POOR
	NOTES: on center attached to the wall and roof on the south part and attached to the porch roof on the east part 2 ea./				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4714	FIRE EGRESS:EMERGENCY LIGHTING	None	7	EA	TOTAL
	MM UNIT: GUIS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		7	EA	POOR
4715	FIRE EGRESS:EXIT SIGNAGE	Small graphic sign above the campground	10	EA	TOTAL
	MM UNIT: GUIS	office door entry and above the window	0	EA	GOOD
	HISTORIC RATING: 6	in the room on the east side upper level	0	EA	FAIR
	REVISION DATE: 01/19/93		10	EA	POOR
4733	FIRE DETECTION:FD DETECTOR	audible fire and smoke alarm work with	1	EA	TOTAL
	MM UNIT: GUIS	power and battery back up with pull	0	EA	GOOD
	HISTORIC RATING: 6	stations in the lower and upper level/	0	EA	FAIR
	REVISION DATE: 01/12/93		1	EA	POOR
	NOTES: model CP - 70 PYROTRONIC (system was installed by coastguard before 1973 and at the time of inspection was not operable				
4743	SMOKE CONTROL:DEVICE/EQPT	N/A			
	MM UNIT: GUIS				
	HISTORIC RATING: 6				
	REVISION DATE: 01/20/93				
4757	FIRE SUPPRESSION:EXTINGUISHERS	Kidde,General & Amerex modol checked Oct	7	EA	TOTAL
	MM UNIT: GUIS	1992 3 ea. in the fire room./ model M5	7	EA	GOOD
	HISTORIC RATING: 6	-ABC checked oct.1992 in the kitchen	0	EA	FAIR
	REVISION DATE: 01/19/93		0	EA	POOR
	NOTES: 1 ea./ model 640 RPK in the campground office checked oct.1992 1 ea. / model CP - 55A general checked Feb. 1991 in the hall near the mech. 1 ea./ model BC checked Oct. 1991 in the corridor 1 ea.				
4761	SEISMIC:STRUCTURAL	Building located in zone 0 no damage.			
	MM UNIT: GUIS				
	HISTORIC RATING: 6				
	REVISION DATE: 01/12/93				
4772	HANDICAPPED ACCESS:ENTRY/ROUTE	none	1	EA	TOTAL
	MM UNIT: GUIS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 08/23/93		1	EA	POOR
4774	HANDICAPPED ACCESS:RESTROOMS	none	1	EA	TOTAL
	MM UNIT: GUIS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/12/93		1	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	NPS well			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	Septic tank NPS responsibility.			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	Range and oven with metal hood in the kitchen for preparation of food for coast guard personnel.	3 0 0 3	EA EA EA EA	TOTAL GOOD FAIR POOR
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	by NPS			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	there was no pest infestation problem			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/19/93	did not come across hazardous material			
GENERAL BUILDING/SITE					
4911	SITE FEATURES:DRIVE/PARKING MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	asphalt parking with 23 spaces, 3 spaces on the north side & 18 on the northwest side / 2 spaces for campers or trailer	23 23 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: with boat in the northwest part of the building.				
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: GUIS HISTORIC RATING: 6 REVISION DATE: 01/12/93	site around the building slopes away very gently	3886 3886 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4913	SITE FEATURES:VEGETATION	grass around the building.	3535	SF	TOTAL
	MM UNIT: GUIS		3535	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 01/12/93		0	SF	POOR
4914	SITE FEATURES:WALKWAY/PATIO	10'-0", 2'-6", 4'-0", & 3'-6" wide conc.	894	SF	TOTAL
	MM UNIT: GUIS	patio on the south, west & north part	834	SF	GOOD
	HISTORIC RATING: 3/4	of the building.	0	SF	FAIR
	REVISION DATE: 01/12/93		60	SF	POOR

NOTES: 10'-0" wide conc. slab on the north with metal angle on the edges rated 3./

MM CODE / UNIT	ELEMENT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	EXTERIOR ENVELOPE					
4113	WALLS WALL INSULATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: means RATING: 6	There is no insulation in the exterior walls	Drill 1" diameter hole @ 16" o.c. from interior side on top and mid point of wall. blow-in 3-1/2"thick R13 cellulose. Patch all drill holes, match w./the existing	2635	SF	$ 345 370 215 ======= $ 930
4142	WINDOWS WDO SASH PRIORITY: MINOR CONDITION: FAIR SOURCE: means RATING: 4	According to the existing pictures,original wood windows were 6 over 2 & 9 over 2. new alum. windows are 1 over 1 & they change the building charc	Replace all double hung alum. winds. with 6 over 2 & 9 over 2 wd. winds.; match them with the original window and instal them in proper location. See documents & research.	35	EA	$ 3675 1000 1403 ======= $ 6078
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: others RATING: 3/4	Loose and damaged plywood on the exterior part of the east door	1-glue and nail plywood on the exterior part to the frame and core of the door. 2-apply wood filler & fill all holes & damaged area. 3- sand & smooth all surfaces.	1	EA	$ 10 100 33 ======= $ 143
4161	FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: means/other RATING: 4/6	According to the documents (pictures), walls and roof shingles were not painted originally.	Replace all painted walls and roof shingles with new plain wood shingles, match the size shape and quality with the original	3055	SF	$ 4300 3400 2310 ======= $ 10010
4161	FINISHES COATINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4/6	Damaged and peeled paint on the porch ceiling and three front posts	1- Scrape all peeled paint on the porch ceiling and posts; sand and prepare smooth surface. 2-Clean area and paint, match with the existing.	931	SF	$ 215 400 185 ======= $ 800
4171	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 4	There is no handicap ramp in the building for accessibility of H.C. people. ANSI	Provide a H.C. ramp for the accessibility of H.C. people. All dimensions and ramp slope should comply with code requirements.	35	SF	$ 150 1200 405 ======= $ 1755
4174	STAIRS/RAMPS STAIR/RAMP RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	there is no railing in the east stair. New handicap ramp in the west needs railing. ANSI	1- Provide stair railing for the east stair match the size, and dimension with the existng 2-Provide wood railing for the H.C. ramp in the west part of the bldg. apply all H.C. codes	48	LF	$ 180 1200 414 ======= $ 1794

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4211 FLOORS FLOOR SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6/3	Damaged carpet and vinyl tile on the 2nd floor.	1- replace damaged carpet with new carpet in the first floor. 2- replace damaged vinyl tile with new in the 1st. and 2nd floor.	2557	SF	$ 4900 8485 4016 ======= $ 17401
4214 FLOORS FLOOR INSULATION PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	There is no insulation on the first floor	1- provide 9" thick 15" wide R30 batt insulation and insert between floor joists. 2- provide wire mesh,attach to the wood joists to protect batt insulation.	2239	SF	$ 715 350 320 ======= $ 1385
4221 WALLS WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4/6	damaged plaster on the walls in the 1st and 2nd flr. wood panel partition walls in the campground office.	1- patch all damaged plasters in the 1st.& 2nd. flr. walls 2- remove all wood panel partition walls in the camp ground office.	300	SF	$ 110 870 294 ======= $ 1274
4222 WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 2/4	additional partitions in the camp ground and fee collection office need to be removed.	remove all additional partitions and doors in the camp ground and fee collection office(do not remove or damage original wood posts)	222	SF	$ 180 222 121 ======= $ 523
4223 WALLS WALL TRIM PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3/6	damaged wood base in the laundry area in the first flr.	replace all damaged wood base with new, match the size, shape and material with the existing.	32	LF	$ 65 100 50 ======= $ 215
4251 DOORS DOOR FRAME PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3/4	1- missing fire rated door frame in the mech. storage rm. 2- additional doors in the campground and fee collection office	see # 4252	3	EA	$ 0 0 0 ======= $ 0
4252 DOORS DOOR PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3/4	1- wood dr.with vent & missing door in the mech. rm. which does not comply with the code requirement. missing door in the corridor and additional dr	1-provide fire rated doors for mech. rm. comply with the code requirement.See # 4222 for campground office doors.Replc. missing door in the 2nd flr. with a five panel wood dr.	5	EA	$ 430 400 249 ======= $ 1079

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4253 DOORS DOOR TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: means/other RATING: 3/4	missing simple wood trim in the second floor	provide simple flat wood trim, match with the existing and install in the places where missing.	31	LF	$ 50 80 39 $ 169
4255 DOORS DOOR HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: means/other RATING: 3/4	1-missing or damaged hinges, knob and lock set on the 2nd floor. 2- hinges, knob and lock set for the mech. room door	1-replace damaged metal hinges knobs and lock sets with new ones, match with the existing. Provide hinges,knob, lock sets for the new doors.	13	EA	$ 315 300 185 $ 800
4261 FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: means RATING: 4	damaged and dirty paint on the walls, ceilings, doors,windows trims and base.	1-patch all damaged area on the walls & ceilings.2-scrap and remove all peeled paint 3- sand smooth & clean all surfaces. 4-paint all areas match the original color.	16145	SF	$ 1655 4940 1979 $ 8574
4262 FINISHES COVERINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: means RATING: 4/6	wood panels are damaged & not original, vinyl wall covering, wall paper and acoustical tile on the walls and ceilings.	1-remove all wood panels,nails vinyl & wall paper from the walls in the upper & lower level. 2-remove all suspended clg.and acoustical tiles from the ceiling in the lower level	7015	SF	$ 920 1150 621 $ 2691
4271 STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: others RATING: 6	carpet and vinyl added to the original wood surface	1-remove carpet & vinyl from the original surface. 2- remove all glue & clean all wood surfaces. 3-varnish all original wood surface, match with the original color.	96	SF	$ 30 240 81 $ 351
4272 STAIRS/RAMPS STAIR/RAMP DECKING PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	there is no slip strip or slip nosing on the edge of the stairs for safty protection NFPA - 101	provide corrugated alum. or rubber slip nosing and install on the edge of each wood tread to comply with code requirement.	96	SF	$ 80 80 48 $ 208
4273 STAIRS/RAMPS STAIR/RAMP STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 2	pull down ladder in the 2nd floor for access to attic is damaged	repair pull down ladder in the 2nd floor to be easily operable.	45	SF	$ 20 100 36 $ 156

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4274 STAIRS/RAMPS STAIR/RAMP RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3	loose stair railing in the rangers office area	consolidate stair railing to the stringer	45	SF	$ 5 70 23 ======= $ 98
4290 INTERIOR INTERIOR OTHER PRIORITY: MINOR CONDITION: FAIR SOURCE: others RATING: 2	8" diameter wood post boxed in the wall between the fee collection and dispatch room.	remove box around the wood post and expose the wood post. do not attach walls or partitions to the wood post.	1	EA	$ 100 400 150 ======= $ 650
ROOF					
4340 FLASHING ROOF FLASHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4	damaged metal flashing around the chimney and interior stair window .	replace damaged mtl. flashing with new, match the size, thickness and material with existing.	36	LF	$ 65 160 68 ======= $ 293
FURNISHINGS					
4514 APPLIANCE RANGE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 6	NPS intends to remove range and oven from the building see # 4783	see # 4783	1	EA	$ 0 0 0 ======= $ 0
4520 FURNISHINGS BUILT-IN FURN PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	during remodeling, the upper & lower cabinet in the existing kitchen will be removed.	remove upper and lower cabinets.	3	EA	$ 0 160 48 ======= $ 208

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
UTILITY SYSTEMS						
4635	ELECTRICAL SWITCHES/OUTLETS PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	damaged electric switches in the meeting room, corridors	replace all damaged electric switches with new, match with the existing.	3	EA	$ 15 80 29 ======= $ 124
4636	ELECTRICAL LIGHT FIXTURES PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6	damaged and missing electric lights on the 1st and 2nd flr.	replace all damaged electric lights with new ones and install in proper locations.	8	EA	$ 370 260 189 ======= $ 819
FIRE/LIFE/HEALTH SAFETY						
4711	FIRE EGRESS MEANS OF EGRESS PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	upper level means of egress do not comply with the code requirement. NFPA 101	adjust upper level egress with the code requirement.	2	EA	$ 200 600 240 ======= $ 1040
4712	FIRE EGRESS STAIR/RAMP/RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6	egress railings and ladders in the south and east part of the building are loose and do not comply with the code requirement. NFPA 101 & ANSI	remove existing egress ladder and railing./ provide fire egress ladder and railing for the east and south fire egress to comply with the code requirements.	4	EA	$ 1065 1590 797 ======= $ 3452
4714	FIRE EGRESS EMERGENCY LIGHTING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6	there isn't any emergency lighting in the building NFPA 101	provide battery operated emergency lighting & install in the proper location to comply with code requirement.	7	EA	$ 400 225 188 ======= $ 813
4715	FIRE EGRESS EXIT SIGNAGE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6	there is no adequate exit sign in the building to comply with the code requirement. NFPA 101	provide wall mounted single face exit light and install in the proper location to comply with the code requirement.	10	EA	$ 500 265 230 ======= $ 995

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
FIRE/LIFE/HEALTH SAFETY					
4733 FIRE DETECTION FD DETECTOR PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	existing smoke detector and fire alarm system in the bldg. is not operating. NFPA 101	repair existing smoke and fire alarm system	1	EA	$ 200 1300 450 ======= $ 1950
4772 HANDICAPPED ACCESS ENTRY/ROUTE PRIORITY: CRITICAL CONDITION: POOR SOURCE: Others RATING: 6	There is no handicap ramp in the building for accessibility of handicap people to the building. ANSI	Build a handicape ramp for the building in the proper location. This ramp should comply with all handicap code requirement.	1	EA	$ 250 1800 615 ======= $ 2665
4774 HANDICAPPED ACCESS RESTROOMS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	there isn't handicap restroom in the building. ANSI	provide a handicap restroom in the building close to camp ground office. this restroom should comply with all handicap code requirement	1	EA	$ 385 240 188 ======= $ 813
4783 HEALTH SAFETY FOOD SERVICE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	range, oven and hood in the kitchen are not in use any more	remove range, oven, metal hood and metal panel from the kitchen area.	3	EA	$ 0 320 96 ======= $ 416
GENERAL BUILDING/SITE					
4914 SITE FEATURES WALKWAY/PATIO PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3/4	rusty and damaged metal angle on the edge of the conc. slab on the north part of the bldg.	replace damaged metal angles with new ones, match the size, thickness and material with the existing.	60	SF	$ 50 240 87 ======= $ 377

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COAST GUARD STATION
32
GULF ISLANDS NATIONAL SEASHORE

DIVISION	CRITICAL FAIR	CRITICAL POOR	SERIOUS FAIR	SERIOUS POOR	MINOR FAIR	MINOR POOR	SUBTOTAL
EXTERIOR ENVELOPE	$ 0	$ 4349	$ 0	$ 1073	$ 16088	$ 0	$ 21509
INTERIOR ENVELOPE	$ 0	$ 22337	$ 0	$ 12584	$ 650	$ 0	$ 35571
ROOF	$ 0	$ 293	$ 0	$ 0	$ 0	$ 0	$ 293
FOUNDATION	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FURNISHINGS	$ 0	$ 208	$ 0	$ 0	$ 0	$ 0	$ 208
UTILITY SYSTEMS	$ 0	$ 943	$ 0	$ 0	$ 0	$ 0	$ 943
Plumbing	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Electrical	$ 0	$ 943	$ 0	$ 0	$ 0	$ 0	$ 943
HVAC	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Conveyance	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FIRE/LIFE/HEALTH SAFETY	$ 0	$ 12142	$ 0	$ 0	$ 0	$ 0	$ 12142
Fire/Life Safety	$ 0	$ 8249	$ 0	$ 0	$ 0	$ 0	$ 8249
Handicapped Accessiblity	$ 0	$ 3478	$ 0	$ 0	$ 0	$ 0	$ 3478
Public Health	$ 0	$ 416	$ 0	$ 0	$ 0	$ 0	$ 416
GENERAL BUILDING/SITE	$ 0	$ 377	$ 0	$ 0	$ 0	$ 0	$ 377
SUBTOTAL	$ 0	$ 40647	$ 0	$ 13657	$ 16738	$ 0	
TOTALS	$ 40647		$ 13657		$ 16738		$ 71041

APPENDIX


U.S.LIFE SAVING STATION







