15369

H30(422)

NOV 14 1990

Memorandum

To: Chief, Williamsport Preservation Training Center

From: Acting Chief Historical Architect

Subject: Draft Historic Structure Assessment Reports (HSAR), Samuel Mumma Farm, Antietam National Battlefield

Your staff and the regional cultural resources staff deserve much praise for being in the forefront to try to use the Inventory and Condition Assessment Program (ICAP) to generate Historic Structure Assessment Reports (HSAR). Unfortunately, due to circumstances beyond my control the Washington office was unable to provide any training when ICAP was transmitted to you in October 1989 which perhaps has led to some misunderstandings on how the program should be used. However, even without training Tom, Lisa, Christian and Diane have produced quality draft reports.

In anticipation of meeting on November 16 with you and your staff, Regional Historical Architect Rebecca Stevens and Gary Thompson from the WASO maintenance management office to mutually learn from your staff's experience, I have the following comments on the drafts:

1. The most detailed possible feature inventory has been conducted for all of the historic structures which is too detailed. A lesser more selective level of inventory might have been one more closely associated with the features that you used to detail work recommendations or costs.

2. The stabilization cost estimates should be input into the computer program associated with the same features that were used on the yellow typed sheets so that cost related reports can be generated.

3. The HSARs that have been prepared for 78 nationally significant buildings at Fort Hancock, Gateway NRA, cost on average $2,300 per building. How could the cost of these reports be decreased?

4. Location Number: Rather than use the IDLCS as part of the Location Number it is more appropriate to use the park Building Number.

5. Number on Building: The Number on Building is a number that is physically on the building exterior. To use this data element for some other new number such as WPTC-IA defeats our intent of coordinating numbers thereby reducing the total numbers that are

used to identify assets.

6. Housing Number: The Housing Number is a unique number assigned to park housing units by the WASO housing office. It is not appropriate to put the park Building Number in this data element especially since these buildings are not used for park housing.

7. Management Unit: The Management Unit is the maintenance management program management unit. The correct choices for the park are:

   °ANTI-Park
   °PM-Park Maintenance
   °CM-Cultural Maintenance.

I look forward to seeing you on the 16th.

bcc: 001-RF
400-RF
400-Bowers
422-RF/CR
610-Thompson
ANTI-Superintendent
NCR-Hauver
NCR-Pitcaithley
NCR-Stevens
WPTC-Vitanza
FNP:RJBiallas:11/14/90:343-8148

15369

United States Department of the Interior

NATIONAL PARK SERVICE

Harpers Ferry Center

Williamsport Preservation Training Center
205 West Potomac Street
Williamsport, Maryland 21795

TAKE PRIDE IN AMERICA

DRAFT

IN REPLY REFER TO:
H30 (WPTC-HFC)

October 22, 1990

Memorandum

To: Superintendent, Antietam National Battlefield

From: Chief, Williamsport Preservation Training Center, Harpers Ferry Center

Ref: Antietam National Battlefield, Samuel Mumma Farm, Physical History and Analysis Report and Historic Structure Assessment Reports

Sub: Transmittal of Draft Reports

As per the approved Task Directive for the above referenced work we are submitting the completed Historic Structure Assessment Reports for the Secondary Historic Structures, the Post 1863 Historic Period Structures and the Post 1863 Non-Historic (Modern) Structures. This completes our work on these structures.

Along with these completed drafts for the outbuildings we are submitting the Historic Structure Assessment Report component for the House. We are also submitting the Recommended Treatment/ Proposed Scope of Work sections for both Stabilization and Adaptive Use of the house along with corresponding Class "C" Cost Estimates.

Mr. Vitanza informs me, this report does not complete the scope of work as outlined in our task directives. I have some real concerns about the time and cost to collect this data and the utility and accessibility of the information in these two volumes. I would like to propose a meeting to review the goals, costs and schedule for the report completion.

Still in production is the narrative physical history/ chronolgy of the structure and the architectural material analysis for the house. This will include such things as an introduction and overview of the study; appendices for paint, mortar, wallpaper, and hardware; an identification of the architectural features which detail the chronolgy of the structure; and recommendations for future study.

We welcome your comments on these completed draft reports, and trust you will find the information useful. As always, if you have any questions or require further information or clarifications concerning this work, please contact our Project Historical Architect Thomas Vitanza on 301-223-7872.

H. Thomas McGrath, Jr.

Enclosures, 2 Volumes

cc:
ANTI - Cultural Resources Specialist Brown, w/o encl.
NCR - Regional Historical Architect, w/encl.
c/o: Dwight Pitcaithley
NCR - MMS Coordinator Don Filsoof for Jim Hauver, w/encl.
✓WASO - ICAP Coordinator Randy Biallas, w/encl.

15369

United States Department of the Interior

NATIONAL PARK SERVICE

Harpers Ferry Center

Williamsport Preservation Training Center
205 West Potomac Street
Williamsport, Maryland 21795

IN REPLY REFER TO:

H30 (HFC - WPTC)

February 27, 1990

Memorandum

To: Superintendent, Antietam National Battlefield

From: Chief, Williamsport Preservation Training Center, Harpers Ferry Center

Ref: Samuel Mumma Farm

Subject: Transmittal of REVISED TASK DIRECTIVE

Attached is the revised Task Directive for the subject project. It has been edited to incorporate review comments received from the Regional Director's Office. Revisions have been indicated in the text by using bold text, of which this is an example.

Subject to your concurrence, please sign the cover sheet enclosed in the protective sleeve, and forward to Associate Regional Director Carlstrom for his signature. Mr. Carlstrom will forward the cover sheet to Regional Director Stanton for approval. Mr. Stanton's office will return the completed cover sheet to Williamsport Preservation Training Center.

The enclosed report is for your use. A copy of the fully executed signature page will be distributed once it has been received from Mr. Stanton's office. This page should be added to your project file as the report will not be redistributed.

Also, when the ICAP data is computerized, a copy of the diskette on which it is stored will be forwarded to the park for inclusion with the Physical History and Analysis Report.

If there are any questions or concerns, please direct them to Project Supervisor, Historical Architect Thomas Vitanza at WPTC.

Douglas C. Hicks

Enclosure

cc:
NCR - Regional Director
NCR - Assoc. Reg. Dir. Carlstrom
NCR - Regional Historical Architect Stevens
HFC - Manager
ANTI - Cultural Resource Specialist Brown
WASO - Asst. Chief Historical Architect, ICAP Coordinator

15369

NATIONAL PARK SERVICE

R E V I S E D

TASK DIRECTIVE

R E V I S E D

ANTIETAM NATIONAL BATTLEFIELD

SCOPE of WORK

PHYSICAL HISTORY and ANALYSIS REPORT

and

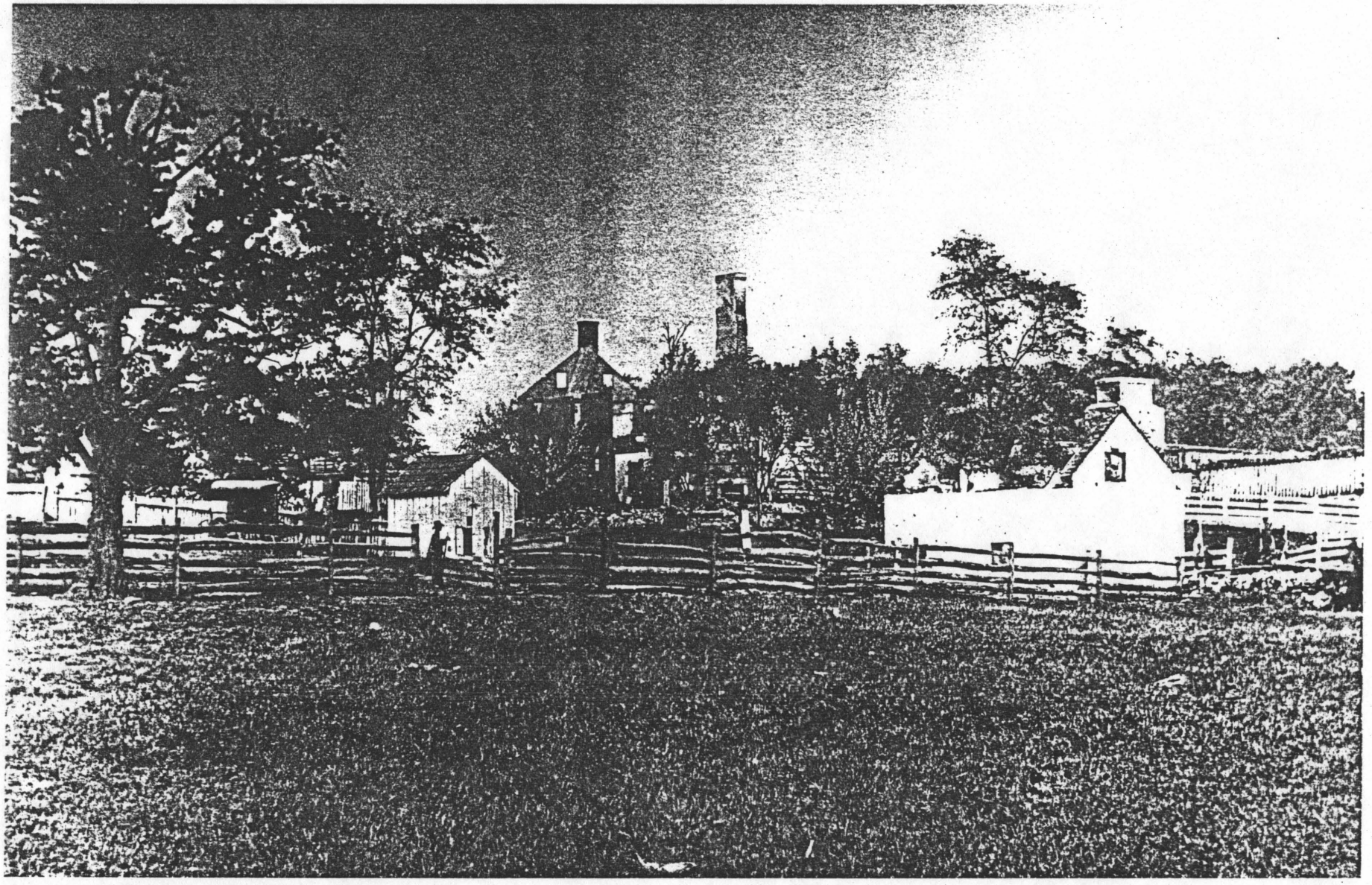
HISTORIC STRUCTURE ASSESSMENT REPORTS

SAMUEL MUMMA FARM

Prepared by: Thomas A. Vitanza
Historical Architect

WILLIAMSPORT PRESERVATION TRAINING CENTER
HARPERS FERRY CENTER

FEBRUARY 1990



HISTORIC PHOTOGRAPH Circa 1863 - POST FIRE, SAMUEL MUMMA FARM, ANTI.

I. SUMMARY

The Mumma Farm was established in the early 1790's, and was purchased from Christopher Orndorff by Jacob Mumma in 1796. His descendant Samuel Mumma owned the farm when on September 17, 1862, Confederate troops from Ripley's Brigade burned the house, bankbarn and springhouse to prevent their use by Federal sharpshooters. This farm was the only civilian property purposefully destroyed during the battle at Antietam.

In 1863 the house was rebuilt upon original foundations and utilized the still standing brick gable end walls. In 1898 an Italianate style addition more than doubled the size of the house and gave it its present "L" shape. Circa 1925 a pantry and porch replaced a two-story rear addition to the old house. In the 1940's a one-story kitchen and vestibule enlarged the the 1898 addition.

The Springhouse and Barn also date to the early 1790's. Both were rebuilt after the 1862 fire. Other ancillary and contributing structures were added through the years since 1863 to accomodate the needs of the growing farm operation. The National Park Service acquired the Mumma Farm in 1961.

In 1988, the historic portions of the Mumma Farm were documented by the Historic American Building Survey division of the National Park Service.

During FY89, Antietam National Battlefield began discussions with Williamsport Preservation Training Center to conduct field investigations and to prepare a Physical History and Analysis Report for several buildings at the historic Mumma Farm. On July 25, 1989 a meeting was held between the park and WPTC to determine the parks needs, to lay out a preliminary Scope of Work, and to discuss appropriate levels of investigation and analysis.

Realizing that not all structures merit the same level of treatment as called for in the Physical History and Analysis Section format, the buildings have been divided into four groups based on their relative significance according to the List of Classified Structures and the National Register Nomination. The degree of investigation and analysis received by any structure will vary depending on its placement in one of these groups.

Work to be executed under this task directive consists of conducting the architectural and structural investigations, condition assessment and fabric analysis as required to complete the Scope of Work. A Physical History and Analysis Section (PHAS) will be completed only for the Mumma Farm House (Group I).

The format will follow that suggested in the Cultural Resources Management Guideline, NPS-28 for preparation of a portion of the Historic Structures Report (HSR). See NPS-28, Technical Supplement, Chapter 5, Page 12, Preparing an Historic Structure Report, Release No. 3, August, 1985.

Please note that the work included in this task directive does not include the Administrative Data Section nor the Historic Data Section, both of which are required along with the Physical History and Analysis Section to produce a complete Historic Structure Report. The PHAS does not include those elements which require the expertise of professionally trained archeologists or historians.

The Service's recently issued Inventory and Condition Assessment Program (ICAP) will also be used in conjunction with this project. The Historic Structure Assessment Report (HSAR) format identified in the ICAP Version 1.0 manual incorporates the appropriate level of inspection, analysis, and documentation for those structures in Groups II, III and IV. The structure of the ICAP format will be studied to determine how it can accomodate specific research needs.

The Mumma Farm House (Group I) report will incorporate those items listed as part of the ICAP/ HSAR format, and will also be supplemented by the more traditional HSR/ PHAS information. The ICAP programme will be expanded to include a more thorough assessment of features than presented in the standard comprehensive inventory outline. The findings for those structures in Groups II, III, and IV will be presented in the Historic Structure Assessment Report format.

II. COMPLIANCE:

Required Section 106 clearance under the MOA "XXX" process will need to be completed for limited destructive investigation techniques. This work will be limited to the Mumma Farm House in order to fully examine the structural framework.

WPTC will outline the extent of the proposed investigative work after an initial site inspection is conducted. The park will be responsible for overseeing the compliance process.

III. DATA COLLECTION:

The following reports provide historical background, condition assessments and management guidelines for this project:

<< TO BE COMPLETED >>

IV. COORDINATION:

The successful execution of this project will depend on the fulfillment of the shared responsibilities between WPTC, the park (ANTI) and the regional (NCR) staffs. Specific responsibilites are:

WPTC - Meet with ANTI staff to determine specific needs and investigative requirements for each structure

- Conduct all investigation and analysis work, both documentary and field related, to complete all aspects of the work as outlined by this task directive
- Coordinate report reviews
- Prepare and coordinate final reports for listed structures

ANTI - Ensure project compliance with submittal of XXX request and adherance to approved XXX

- Provide access to appropriate park files
- Assist in locating existing park records and documents
- Perform review of submitted materials in a timely manner

NCR - Perform review of submitted materials in a timely manner

- Provide WPTC copy of National Register Nomination Form for the Mumma Farm complex

V. SCOPE of WORK:

A. Structure Priority Grouping

I. Primary Historic Structures
II. Secondary Historic Structures
III. Post 1863 Historic Period Structures
IV. Post 1863 Non Historic (Modern) Structures

SEE SITE PLAN: STRUCTURES ARE IDENTIFIED WITH STRUCTURE NAME & STRUCTURE NUMBER (STRCNUM)

PRIMARY HISTORIC STRUCTURES

GROUP	STRUCTURE NAME	STRCNUM	IDLCS	MCAT/SIGNIF
I.	Mumma Farm House	042	08045	C/Contrib

Conduct thorough architectural and structural investigation, condition assessment and fabric analysis. Condition assessment will consider parks adaptive use proposal to convert the interior function to an administrative office function, and to preserve the exterior.

Work will include general considerations in terms of the proposed use, ie: loading capacity of existing framing, general recommendations to strengthen framing to carry administrative and storage functions, an evaluation of egress, the update and/or integration of modern systems (electrical, HVAC, water and sanitary, fire protection/ alarm, security, etc.), the identification and analysis of significant materials (brick, mortar, paint, plaster) and systems, and an overview of site planning issues such as access and parking.

SECONDARY HISTORIC STRUCTURES

GROUP	STRUCTURE NAME	STRCNUM	IDLCS	MCAT/SIGNIF
IIa.	Mumma Smokehouse	050	08049	C/National
IIb.	Mumma Bank Barn*	043	08050	C/Contrib.
IIc.	Mumma Tool Shed	045	08046	C/Local
IId.	Mumma Hog Pen	047	08047	C/Local

* Reference noted, structure also called Blacksmith Shop.

Architectural and structural investigation will be carried out but to a lessor degree than for Group I structures. A condition assessment format as presented in the Inventory and Condition Assessment Program / Historic Structure Assessment Report outline will be used.

The major features of this includes Exterior Envelope, Interior Envelope, Furnishings, Utility Systems, Fire/Life/Health/Safety, and General Building/Site. Structures in Group II will be evaluated using the comprehensive level 2 inventory and condition assessment program which includes all features applicable to the building. See Appendix 1.

Photographic and graphic documentation will also be conducted, this includes selected exterior and interior views, as well as selected significant details. Drawings will include a sketch plan of the building "footprint", and selected plans and sections if warranted.

POST 1863 HISTORIC PERIOD STRUCTURES

GROUP	STRUCTURE NAME	STRCNUM	IDLCS	MCAT/SIGNIF
III.	Mumma Chicken House	048	08048	C/Local
	(Brooder House - Chicken House - Coal House)			

POST 1863 NON-HISTORIC (Modern) STRUCTURES

IVa. Garage

IVb. Tractor Storage Shed/ Chicken House

IVc. Workshop

NOTE: Group IV structures are not currently listed on List of Classified Structures.

Structures listed in Groups III and IV will be evaluated using the abbreviated level 1 inventory and condition assessment program. This consists of approximately 40 preselected features applicable to these buildings. See Appendix 2.

Minimal photographic and graphic documentation is also included. This encompasses selected exterior photographs and sketch plans of the building "footprint". Brief written descriptions may also be a part of this work.

VI. PRODUCTS

Products to be furnished under this task directive are:

- Physical History and Analysis Section Report for Samuel Mumma Farm House including results of fabric investigation and material analysis, recommendations for general structure upgrade in terms of parks proposed adaptive use plans. Preliminary design of adaptive use proposal is not included.

- Expanded comprehensive Inventory and Condition Assessment for all elements as identified in the Inventory Feature Guideline.

- All collected documentation; photographs and drawings

- Results of field investigations

- Inventory and Condition Assessment Program reports in the form of comprehensive Historic Structure Assessment Reports for those structures listed in Group II, including all collected graphic documentation

- Inventory and Condition Assessment Program reports in the form of abbreviated Historic Structure Assessment Reports for those structures listed in Groups III and IV

- Recommendations for emergency stabilization of any of the above listed structures requiring immediate attention

VII. SCHEDULE and BUDGET

A. Schedule

FY90

December - January:	Circulate Draft Task Directive for review and comment
February:	Finalize task directive
March - April:	Field work
March 16	Submittal of Emergency Stabilization Work List
May - June:	Data analysis & report preparation
June:	Final submittal of reports

Periodic review of work in progress will be scheduled to allow comment by park and regional staff. These meetings may occur on-site, at WPTC, or via the standard review and comment process.

B. Budget

FY90 $50,000

This funding has been transferrd to WPTC.

VIII. TEAM MEMBERS

WPTC: Thomas Vitanza, Historical Architect, Project Supervisor

Preservation Trainee or Exhibit Specialist Trainee to be selected for periodic involvement

ANTI: Richard Brown, Cultural Resource Specialist

IX. CONSULTANTS

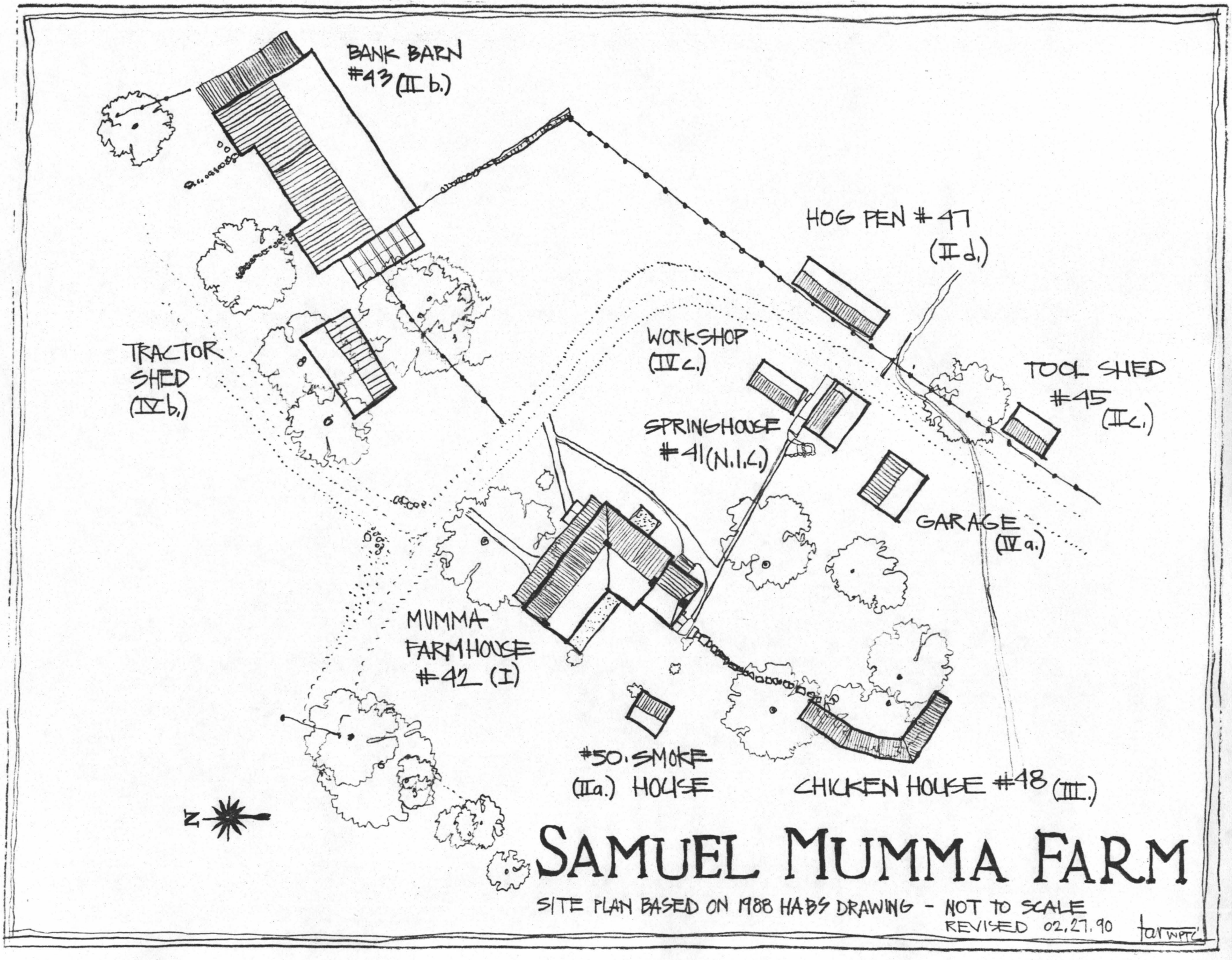
WASO: Assistant Chief Historical Architect, ICAP Program Coordinator

WPTC: Chief, Deputy Chief and various staff

ANTI: Superintendent, Chief of Maintenance, Buildings and Utilities Foreman, Historian, Librarian

NCR: Regional Historical Architect

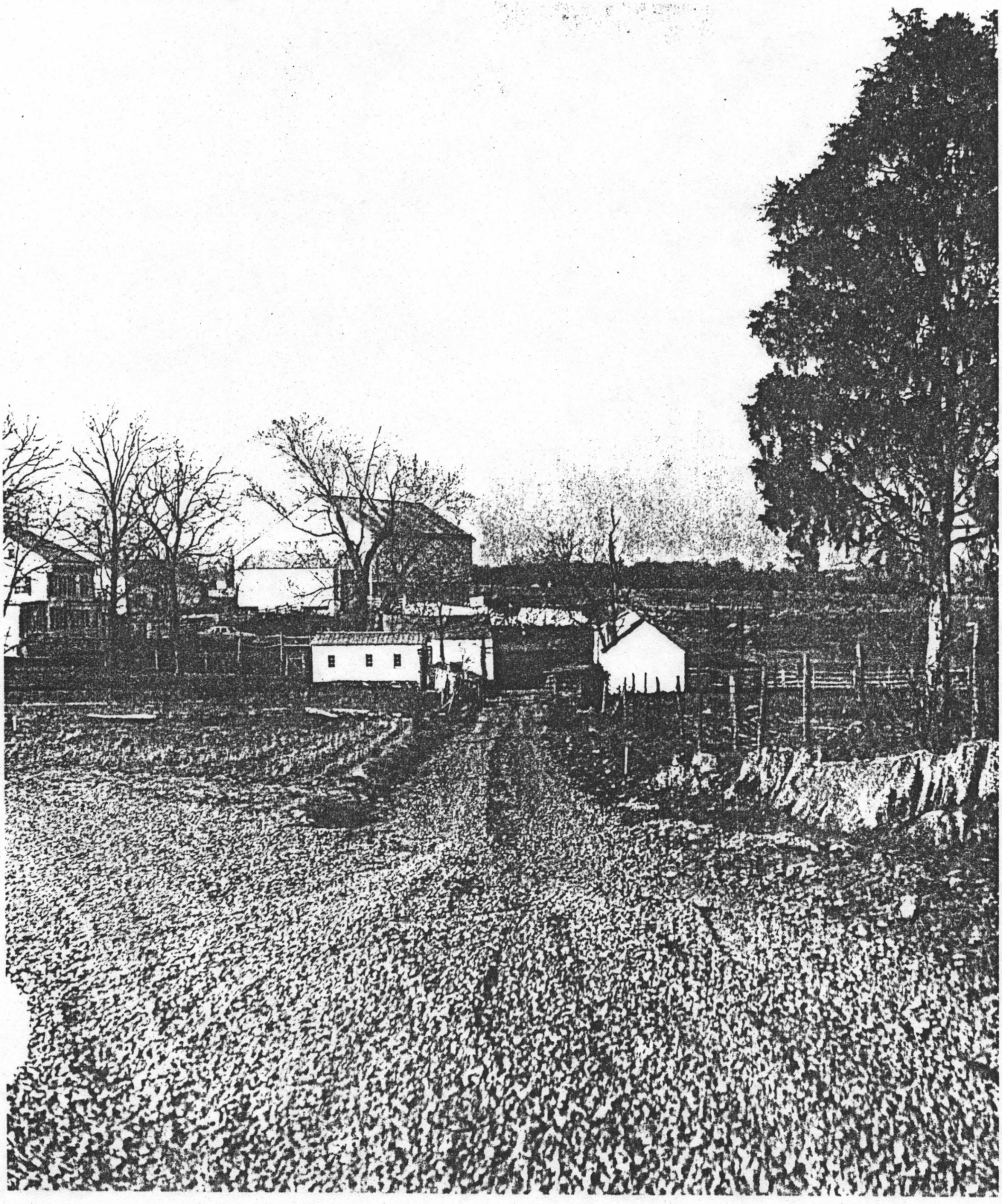
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SAMUEL MUMMA FARM

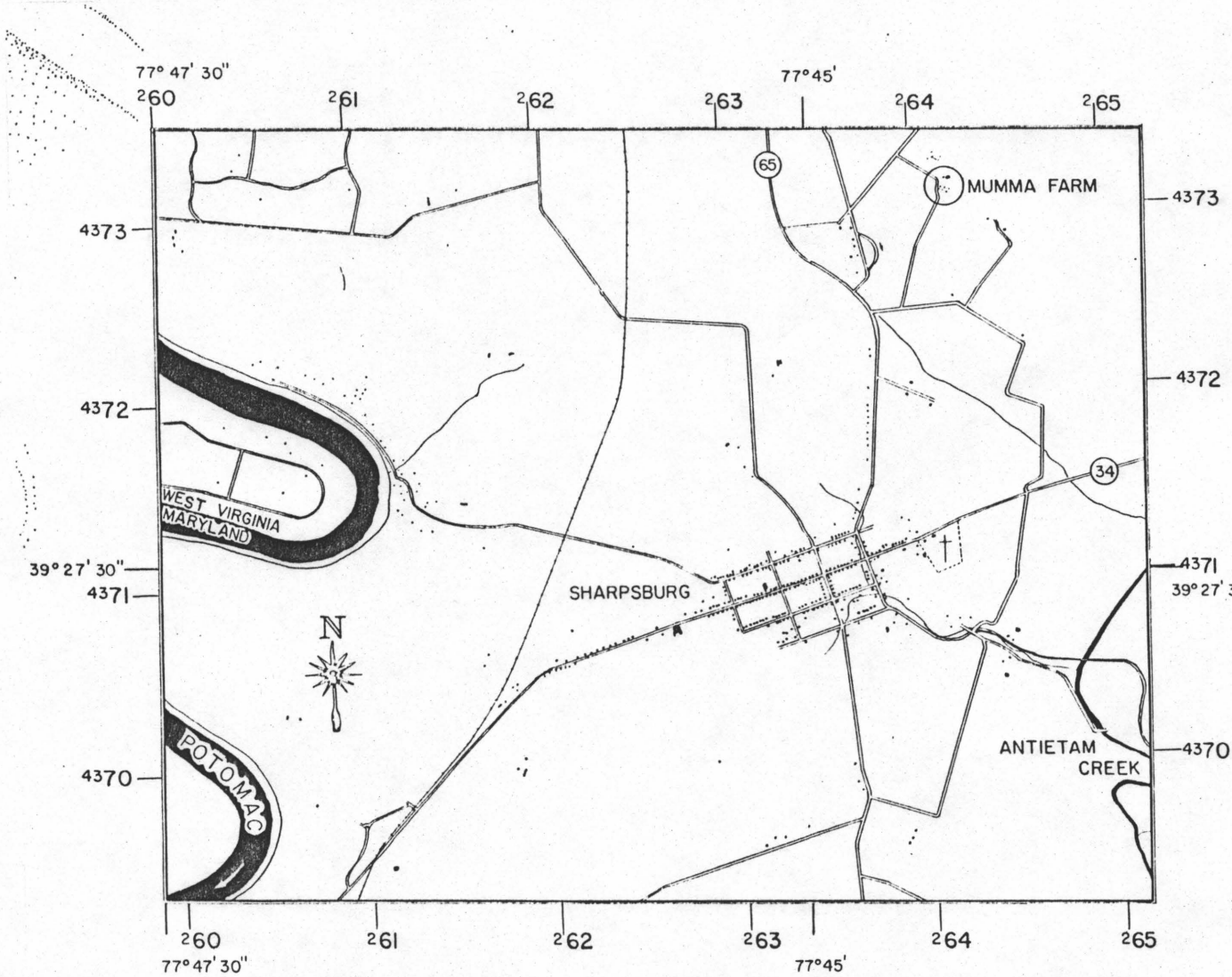
SITE PLAN BASED ON 1988 HABS DRAWING - NOT TO SCALE

REVISED 02.27.90 tarWPTC



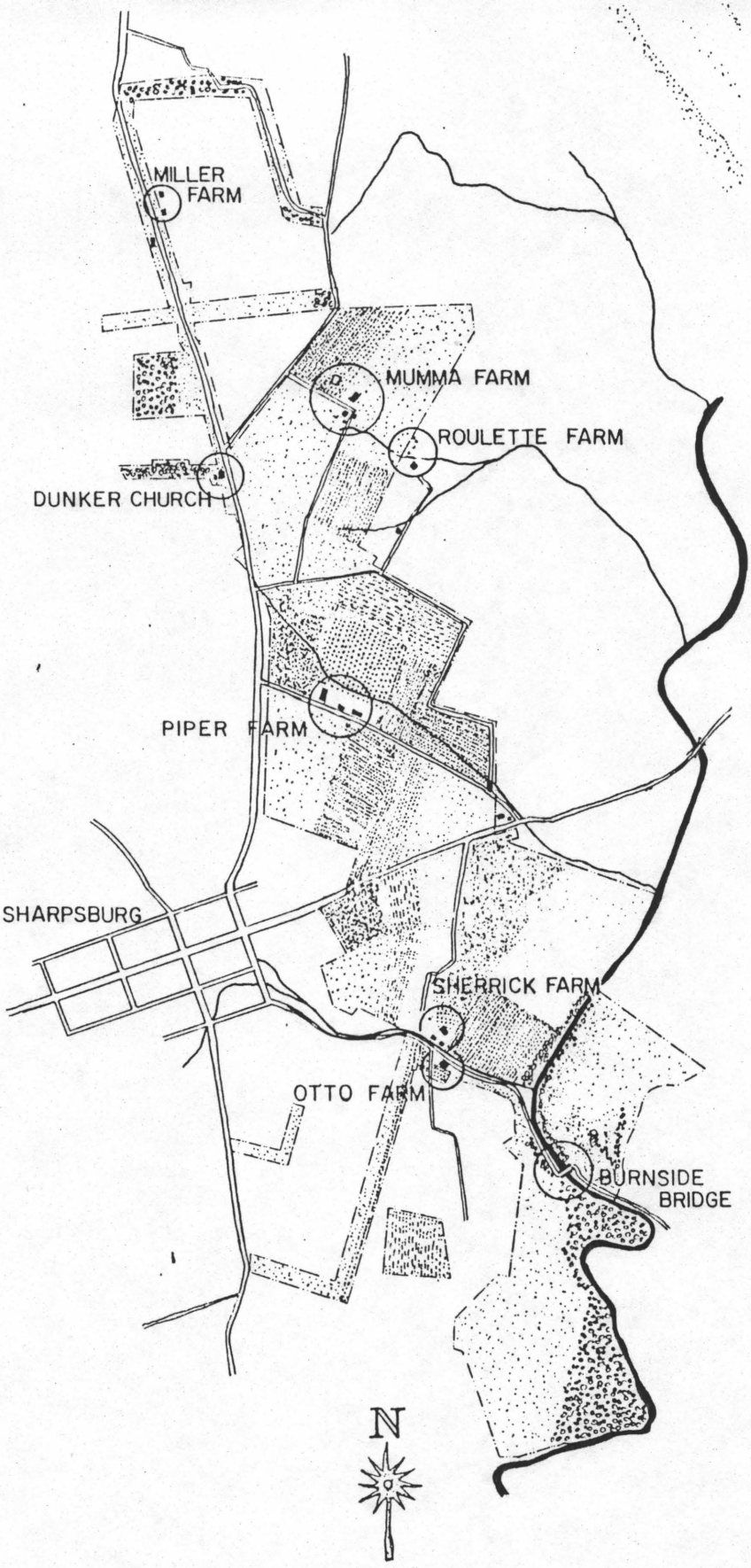
CONTEMPORARY PHOTOGRAPH

SAMUEL MUMMA FARM, ANTI



HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988

By James D. Balachowski and Stephen T. James



HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988
By James D. Balachowski

NATIONAL PARK SITE - 1863

JDB

1" = APPROX. 2009'

PREPARING AN HISTORIC STRUCTURE REPORT

Each Historic Structure Report must include three elements.

The first element is an administrative data section, prepared by or with the park superintendent, that contains:

- the name, number, management category, and proposed treatment of the structure, as recorded in the List of Classified Structures;
- the proposed use of the structure;
- identification of the planning document proposing the treatment and use (normally the General Management/Master Plan, the Resources Management Plan, and the Interpretive Prospectus), cooperative agreements, and any other documents bearing on the proposed management, furnishings, and use of the structure;
- a justification of the proposed treatment, if restoration or reconstruction, in terms of the applicable criteria in the "Management Policies" and NPS-28 and the characteristics and the limitations of the resource;
- any recommended change in the proposed treatment or use based on the degree of documentary or physical evidence, the condition of hte structure, or other professional findings in the completed analysis section; and
- recommendations for the documentation, cataloging, conservation, and storage of any objects, documents, records, photographs, negatives, and tapes collected or produced as a result of the study.

The second element is a physical history and analysis section, prepared by appropriate cultural resources specialists, usually an historian and an historical architect, that contains:

- a statement of the anthropological/archeological/historical, or architectural/ engineering significance of the structure and its setting (including associated above-ground and subsurface features and their relationship to national, regional, or local history);
- a narrative and graphic description of the appearance, occupation, and use of the structure and its setting during significant periods or over time, based on a documentary and oral historical evidence, physical evidence from architectural fabric investigation, and any archeological investigation; all sources of information and data must be cited;
- a description and record of existing conditions, using measured drawings and photography prepared to HABS/HAER standards;
- an evaluation of the impact of the proposed use on the integrity of the structure, including the effect of compliance with regulations for human safety, energy conservation, handicapped access, etc;
- an engineering report on safety and load-bearing limits of the structure as warranted by the proposed use or apparent condition;

- an identification and analysis of significant material, structural, natural, environmental, and human factors affecting preservation of the structure and recommended measures to deal with them, including any constraints on proposed use;
- the recommended steps for preservation, rehabilitation, restoration or reconstruction; a discussion of the basis for such recommendations; and preliminary drawings and engineering designs;
- an analysis of the impact of the proposed action on the structure and its contents (if any) in accordance with 36 CFR 800.3, and on other affected cultural resources and the historic scene, with recommendations to avoid or mitigate any potential adverse effects;
- an updated package estimating detail (Form 10-802) providing cost estimates to carry out recommendations, prepared and reviewed by the appropriate specialists; and
- a recommendation for further study in support of the proposed treatment project, if necessary, with suggested sources.

The third and last element is an appendix that contains:

- a record of all fabric analyses performed (paint, mortar, etc.) listing basic data with specific recommendations for treatment;
- an assessment of future anthropological/archeological, historic and/or architectural/engineering research potential;
- records of any documentary data such as furnishings evidence, found during the investigation that are pertinent to the structure or setting but not to the treatment project for which the report was funded; comprehensive collections of data should be undertaken under separately funded studies; and
- an annotated bibliography of sources.

Data obtained during treatment and not previously included in the Historic Structure Report should be presented in an addendum to the report. Further addenda are appropriate whenever new data become available. During the course of research for a HSR, it may be economical or desirable to gather data not specifically needed to support the treatment project. Such data on a structure, its occupants, its grounds, and/or its furnishings may be desired for interpretive or other purposes. When such is the case, the park should program for a Historic Resource Study, Cultural Landscape Report, and/or Historic Furnishings Report in conjunction with the HSR, and should request funding from an appropriate source.

APPENDIX 1

LIST OF MAINTENANCE FEATURES

B. Level Two Inventory - Buildings : COMPREHENSIVE FORM

LIST OF MAINTENANCE FEATURES FOR BUILDINGS
Level Two - 223 Features

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4100	**DIVISION - EXTERIOR ENVELOPE**		
4110	Walls:Exterior Wall		SF
4111	Walls:Wall Surface		SF
4112	Walls:Wall Structure		SF
4113	Walls:Wall Insulation	*	SF
4114	Walls:Wall Flashing		LF
4115	Walls:Wall Parapet		SF
4116	Walls:Wall Trim		LF
4117	Walls:Wall Ornament		---
4120	Ceilings:Ext Ceiling		SF
4121	Ceilings:Clg Surface		SF
4122	Ceilings:Clg Structure		SF
4123	Ceilings:Clg Trim		LF
4124	Ceilings:Clg Ornament		---
4130	Floors:Exterior Floor		SF
4131	Floors:Floor Surface		SF
4132	Floors:Floor Decking		SF
4133	Floors:Floor Structure		SF
4134	Floors:Railing		LF
4140	Windows:Exterior Window		EA
4141	Windows:Window Frame		EA
4142	Windows:Wdo Sash		EA
4143	Windows:Wdo Trim		LF
4144	Windows:Wdo Glazing		EA
4145	Windows:Wdo Hardware		EA
4146	Windows:Wdo Lintel		EA
4147	Windows:Wdo Sill		EA
4148	Windows:Wdo Storm/Scrn		EA
4149	Windows:Wdo Shutters		EA
4150	Doors:Exterior Door		EA
4151	Doors:Door Frame		EA
4152	Doors:Door		EA
4153	Doors:Door Trim		LF
4154	Doors:Door Glazing		EA
4155	Doors:Door Hardware		EA
4156	Doors:Door Lintel		EA
4157	Doors:Door Sill		EA
4158	Doors:Door Storm/Scrn		EA
4160	Finishes:Exterior Finish		SF
4161	Finishes:Coatings		SF
4162	Finishes:Coverings		SF
4170	Stairs/Ramps:Ext Stair/Ramp		EA
4171	Stairs/Ramps:Stair/Ramp Surface		SF
4172	Stairs/Ramps:Stair/Ramp Decking		SF
4173	Stairs/Ramps:Stair/Ramp Structure		SF
4174	Stairs/Ramps:Stair/Ramp Railing		LF
4190	Exterior:Exterior Other		---

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4200	**DIVISION - INTERIOR ENVELOPE**		
4210	Floors:Interior Floor		SF
4211	Floors:Floor Surface		SF
4212	Floors:Floor Decking		SF
4213	Floors:Floor Structure		SF
4214	Floors:Floor Insulation	*	SF
4220	Walls:Interior Wall		SF
4221	Walls:Wall Surface		SF
4222	Walls:Wall Structure		SF
4223	Walls:Wall Trim		LF
4224	Walls:Wall Ornament		---
4230	Ceilings:Int Ceiling		SF
4231	Ceilings:Clg Surface		SF
4232	Ceilings:Clg Structure		SF
4233	Ceilings:Clg Trim		LF
4234	Ceilings:Clg Ornament		---
4240	Windows:Interior Window		EA
4241	Windows:Window Frame		EA
4242	Windows:Window Sash		EA
4243	Windows:Window Trim		LF
4244	Windows:Window Glazing		EA
4245	Windows:Window Hardware		EA
4246	Windows:Window Lintel		EA
4250	Doors:Interior Door		EA
4251	Doors:Door Frame		EA
4252	Doors:Door		EA
4253	Doors:Door Trim		LF
4254	Doors:Door Glazing		EA
4255	Doors:Door Hardware		EA
4256	Doors:Door Lintel		EA
4260	Finishes:Interior Finish		SF
4261	Finishes:Coatings		SF
4262	Finishes:Coverings		SF
4270	Stairs/Ramps:Int Stair/Ramp		EA
4271	Stairs/Ramps:Stair/Ramp Surface		SF
4272	Stairs/Ramps:Stair/Ramp Decking		SF
4273	Stairs/Ramps:Stair/Ramp Structure		SF
4274	Stairs/Ramps:Stair/Ramp Railing		SF
4280	Fireplaces:Int Fireplace		EA
4281	Fireplaces:Mantel		EA
4282	Fireplaces:Firebox		EA
4283	Fireplaces:Damper		EA
4284	Fireplaces:Stove Insert		EA
4290	Interior:Interior Other		---
4300	**DIVISION - ROOF**		
4310	System:Roof Area		SQ
4311	System:Roof Surface		SQ
4312	System:Roof Sheathing		SF
4313	System:Roof Structure		SF
4314	System:Roof Insulation	*	SF

MUST CODE	UNIT OF FEATURE ELEMENT:UNIT	ENTER	MEASURE
4300	**DIVISION - ROOF (cont)**		
4315	System:Roof Cornice		LF
4316	System:Roof Eaves		LF
4320	Openings:Roof Opening		EA
4321	Openings:Roof Hatch		EA
4322	Openings:Roof Ventilation	*	EA
4323	Openings:Roof Skylight		EA
4324	Openings:Roof Plumb Stack		EA
4340	Flashing:Roof Flashing		LF
4350	Drainage:Roof Drainage		EA
4351	Drainage:Gutter/Downspout		LF
4352	Drainage:Drains		EA
4360	Finishes:Roof Finish		SF
4390	Roof:Roof Other		---
4400	**DIVISION - FOUNDATION**		
4410	Walls:Fdn Wall		LF
4411	Walls:Fdn Wall Surface		SF
4412	Walls:Fdn Wall Structure		SF
4413	Walls:Fdn Ventilation	*	EA
4414	Walls:Fdn Drainage		LF
4415	Walls:Fdn Moist Prot		SF
4416	Walls:Fdn Insulation	*	SF
4420	Piers:Fdn Pier/Pile		EA
4421	Piers:Pier/Pile Surface		EA
4422	Piers:Pier/Pile Structure		EA
4430	Chimneys:Chimney		EA
4431	Chimneys:Chimney Surface		SF
4432	Chimneys:Chimney Structure		LF
4433	Chimneys:Flue/Stack		LF
4434	Chimneys:Chimney Cap		EA
4435	Chimneys:Chimney Ornament		---
4490	Foundation:Fdn Other		---
4500	**DIVISION - FURNISHINGS**		
4510	Appliances:Major Appliances		EA
4511	Appliance:Dishwasher		EA
4512	Appliance:Dryer		EA
4513	Appliance:Freezer		EA
4514	Appliance:Range		EA
4515	Appliance:Refrigerator		EA
4516	Appliance:Trash Compactor		EA
4517	Appliance:Washer		EA
4520	Furnishings:Built-in Furn		EA
4590	Furnishings:Furn Other		---
4600	**DIVISION - UTILITY SYSTEMS**		
4610	Plumbing:Plumbing System		EA
4611	Plumbing:Supply Pipe Net	*	EA
4612	Plumbing:Waste Pipe Net	*	EA

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4600	**DIVISION - UTILITY SYSTEMS (cont)**		
4613	Plumbing:Plmb Fixtures		EA
4614	Plumbing:Plmb Equipment		EA
4615	Plumbing:Septic System	*	EA
4616	Plumbing:Arch Fountain		EA
4617	Plumbing:Irrigation Sys		EA
4618	Plumbing:Water Treat Sys	*	EA
4630	Electrical:Electrical Sys		EA
4631	Electrical:Incoming Service	*	EA
4632	Electrical:Main Dist Pnl		EA
4633	Electrical:Add Dist Pnl		EA
4634	Electrical:Wiring Network		EA
4635	Electrical:Switches/Outlets		EA
4636	Electrical:Light Fixtures		EA
4637	Electrical:Elect Eqpt		EA
4638	Electrical:Comm Sys		EA
4650	HVAC:HVAC System		EA
4651	HVAC:HVAC Piping Net		EA
4652	HVAC:HVAC Equipment	*	EA
4653	HVAC:HVAC Controls		EA
4654	HVAC:Heating Eqpt		EA
4655	HVAC:Ht Transfer Eqpt		EA
4656	HVAC:Cooling Eqpt		EA
4657	HVAC:Air Dist Eqpt		EA
4658	HVAC:Fuel Pipe/Stor		EA
4680	Conveyance:Conveying Sys		EA
4681	Conveying Systems:Chute		EA
4682	Conveying Systems:Dumbwaiter		EA
4683	Conveying Systems:Elevator		EA
4684	Conveying Systems:Escalator		EA
4685	Conveying Systems:Hoist/Crane		EA
4686	Conveying Systems:Lift		EA
4687	Conveying Systems:Move Stair/Walk		EA
4690	Building Utilities:Bldg Util Other		---
4700	**DIVISION - FIRE/LIFE/HEALTH SAFETY**		
4710	Fire/Life Safety:Fire Egress		---
4711	Fire Egress:Means of Egress	*	EA
4712	Fire Egress:Stair/Railing		EA
4713	Fire Egress:Door/Hardware		EA
4714	Fire Egress:Emergency Lighting		EA
4715	Fire Egress:Exit Signage		EA
4716	Fire Egress:Fire Escape		EA
4720	Fire/Life Safety:Intrusion Sys		EA
4721	Intrusion:Int Alarm		EA
4722	Intrusion:Int Controls		EA
4723	Intrusion:Int Detector		EA
4730	Fire/Life Safety:Fire Detect Sys		EA
4731	Fire Detection:FD Alarm		EA
4732	Fire Detection:FD Controls		EA
4733	Fire Detection:FD Detector	*	EA

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4700	**DIVISION - FIRE/LIFE/HEALTH SAFETY (cont)**		
4740	Fire/Life Safety:Smoke Control Sys		EA
4741	Smoke Control:Smoke Alarm		EA
4742	Smoke Control:Smoke Controls		EA
4743	Smoke Control:Device/Eqpt	*	EA
4750	Fire/Life Safety:Fire Supp Sys		EA
4751	Fire Suppression:FS Alarm		EA
4752	Fire Suppression:FS Controls		EA
4753	Fire Suppression:Sprinkler Device		EA
4754	Fire Suppression:Piping Network		EA
4755	Fire Suppression:Pumps/Compressors		EA
4756	Fire Suppression:Fire Stops		EA
4757	Fire Suppression:Extinguishers	*	EA
4760	Fire/Life Safety:Seismic		EA
4761	Seismic:Structural	*	---
4762	Seismic:Ext Non-Structural		---
4763	Seismic:Int Non-Structural		---
4770	Fire/Life Safety:Handicap Access		EA
4771	Handicapped Access:Parking		EA
4772	Handicapped Access:Entry/Route	*	EA
4773	Handicapped Access:Program Access		---
4774	Handicapped Access:Restrooms		EA
4775	Handicapped Access:Drinking Fountain		EA
4780	Health Safety:Public Health		---
4781	Health Safety:D Wtr Treatment	*	---
4782	Health Safety:W Wtr Treatment	*	---
4783	Health Safety:Food Service	*	---
4784	Health Safety:Refuse Coll/Stor	*	EA
4785	Health Safety:Pest Infest	*	EA
4786	Health Safety:Hazardous Matl	*	---
4790	Fire/Life/Health Safety:F/L/HS Other		---
4900	**DIVISION - GENERAL BUILDING SITE**		
4910	Site Features:Site		EA
4911	Site Features:Drive/Parking		EA
4912	Site Features:Grade/Drainage	*	SF
4913	Site Features:Vegetation	*	SF
4914	Site Features:Walkway/Patio		SF
4920	Site:Site Design		EA
4990	Building:Bldg Other		EA

APPENDIX 2

LIST OF MAINTENANCE FEATURES

A. Level One Inventory - Buildings : ABBREVIATED FORM

LIST OF MAINTENANCE FEATURES FOR BUILDINGS
Level One - 40 Features

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4100	**DIVISION - EXTERIOR ENVELOPE**		
4110	Walls:Exterior Wall		SF
4120	Ceilings:Ext Ceiling		SF
4130	Floors:Exterior Floor		SF
4140	Windows:Exterior Window		EA
4150	Doors:Exterior Door		EA
4160	Finishes:Exterior Finish		SF
4170	Stairs/Ramps:Ext Stair/Ramp		EA
4200	**DIVISION - INTERIOR ENVELOPE**		
4210	Floors:Interior Floor		SF
4220	Walls:Interior Wall		SF
4230	Ceilings:Int Ceiling		SF
4240	Windows:Interior Window		EA
4250	Doors:Interior Door		EA
4260	Finishes:Interior Finish		SF
4270	Stairs/Ramps:Int Stair/Ramp		EA
4280	Fireplaces:Int Fireplace		EA
4300	**DIVISION - ROOF**		
4310	System:Roof Area		SQ
4320	Openings:Roof Opening		EA
4340	Flashing:Roof Flashing		SF
4350	Drainage:Roof Drainage		EA
4360	Finishes:Roof Finish		SF
4400	**DIVISION - FOUNDATION**		
4410	Walls:Fdn Wall		LF
4420	Piers:Fdn Pier/Pile		EA
4430	Chimneys:Chimney		EA
4500	**DIVISION - FURNISHINGS**		
4510	Appliances:Major Appliances		EA
4520	Furnishings:Built-in Furn		EA
4600	**DIVISION - UTILITY SYSTEMS**		
4610	Plumbing:Plumbing System		EA
4630	Electrical:Electrical Sys		EA
4650	HVAC:HVAC System		EA
4680	Conveyance:Conveying Sys		EA

MM CODE	FEATURE ELEMENT:UNIT	MUST ENTER	UNIT OF MEASURE
4700	**DIVISION - FIRE/LIFE/HEALTH SAFETY**		
4710	Fire/Life Safety:Fire Egress		---
4720	Fire/Life Safety:Intrusion Sys		EA
4730	Fire/Life Safety:Fire Detect Sys		EA
4740	Fire/Life Safety:Smoke Control Sys		EA
4750	Fire/Life Safety:Fire Supp Sys		EA
4760	Fire/Life Safety:Seismic		---
4770	Fire/Life Safety:Handicap Access		---
4780	Health Safety:Public Health		---
4786	Health Safety:Hazardous Matl	*	---
4900	**DIVISION - GENERAL BUILDING/SITE**		
4910	Site:Site		EA
4990	Building:Bldg Other		EA

015369
OVER 2
ANTI

NATIONAL PARK SERVICE

HISTORIC STRUCTURE ASSESSMENT REPORT

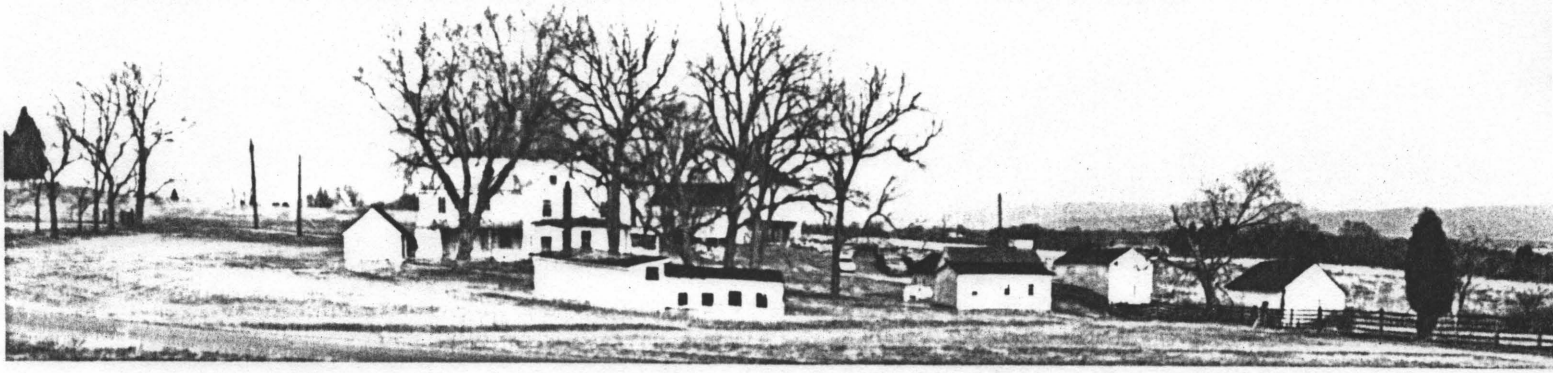
ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

DRAFT

SAMUEL MUMMA FARM

V O L U M E 1: MUMMA FARM HOUSE



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

A C K N O W L E D G E M E N T S

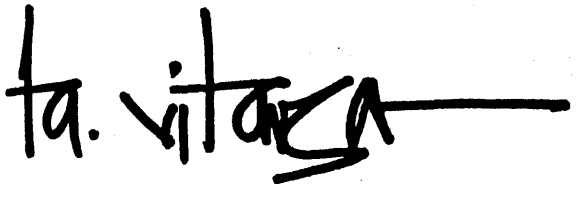
This report
would not have been possible
without the learned experience
and
perseverance of

S. Elizabeth Sasser, AIA, Historical Architect,

Christian C. Bookter, Exhibits Specialist/ Restoration
and,

Diane Thomas, Volunteer.

Thanks for your help.



Thomas A. Vitanza, aia
Historical Architect

October, 1990

T A B L E of C O N T E N T S

V O L U M E 1: MUMMA FARM HOUSE

PREFACE

Introduction to Class "C" Estimates

ICAP BUILDING DIRECTORY

Site Maps

ICAPDATA, 1.0

Intro to ICAP, The Basics

ICAP REPORTS

Cross Reference Report

Inspection Dates Summary Report

Location Deficiency Report: Summary

Location Deficiency Report: Detailed

STABILIZATION

Recommended Treatment/ Proposed Scope of Work: Stabilization of the Mumma Farm House, Summary Comments

STABILIZATION COST ESTIMATE

Class "C" Cost Estimate for Proposed Scope of Work to Stabilize the Mumma Farm House

ADAPTIVE USE

Recommended Treatment/ Proposed Scope of Work: Adaptive Use of the Mumma Farm House, Summary Comments

ADAPTIVE USE COST ESTIMATE

Class "C" Cost Estimate for the Proposed Scope of Work to Adaptively Use the Mumma Farm House

HISTORIC STRUCTURE ASSESSMENT REPORTS

ICAP Guide to the Mumma Farm House
Foundation and Framing Plan Overlay
Preliminary Attic and Roof Framing Plan
Annotated HABS Drawings by WPTC

HISTORIC STRUCTURE ASSESSMENT REPORTS

08045A: Brick House

General Information Report
Inventory and Condition Assessment Report
Work Recommendations Report by Division
Work Recommendation Report by Priority

08045B: Frame House

General Information Report
Inventory and Condition Assessment Report
Work Recommendations Report by Division
Work Recommendations by Priority

08045C: Kitchen Addition

General Information Report
Inventory and Condition Assessment Report
Work Recommendations Report by Division
Work Recommendations Report by Priority

08045D: Shed Addition

General Information report
Inventory and Condition Assessment Report
Work Recommendations Report by Division
Work Recommendations Report by Priority

VOLUME 2: MUMMA FARM OUTBUILDINGS

P R E F A C E

THE COMPILATION OF THE FIELD DATA FOR THE INVENTORY AND CONDITION ASSESSMENT (ICAP) COMPONENT OF THIS REPORT WAS TIME CONSUMING. IT WAS ALSO A VERY EDUCATIONAL EXPERIENCE. THE REQUIREMENTS OF THE ICAP PROGRAM MAKE THE INSPECTOR BECOME INTIMATELY FAMILIAR WITH THE STATE OF AFFAIRS OF THE STRUCTURE IN QUESTION, IN THIS CASE THE MUMMA FARM HOUSE. THE VOLUME OF INFORMATION BROUGHT TOGETHER FOR A STRUCTURE ENCOMPASSES EACH INDIVIDUAL ~~ELEMENT~~, features FROM THE FLOOR FRAMING TO THE SHUTTER HARDWARE. THAT IS WHAT ICAP DOES WELL.

SYNTHESIS OF THIS INFORMATION NEXT BECOMES THE CHALLENGE. THE MUMMA HOUSE PROJECT HAS PROGRESSED FROM THE INFORMATION GATHERING AND ANALYSIS STAGE TO THE SYNTHESIS STAGE. THERE IS MUCH ABOUT THE EXACT NATURE OF THE ARCHITECTURAL BUILDING CHRONOLOGY THAT IS NOT KNOWN. BUT THERE IS EVEN MORE IN TERMS OF EXISTING ARCHITECTURAL FEATURES WHICH INDICATE CERTAIN CHANGES THAT IS KNOWN. IT IS THE MULLING OVER OF THESE FACTS WHICH WILL HELP TO IDENTIFY THE PROGRESSION OF CHANGE AT THE MUMMA HOUSE. THAT IS WHAT ICAP DOES NOT DO.

THE ADDITION OF ARCHEOLOGICAL AND HISTORICAL DATA WILL FILL IN MANY OF THE UNKNOWNS THAT ARCHITECTURAL INVESTIGATION ALONE CANNOT SOLVE. MOST LIKELY, IT WILL REDIRECT THE CONCLUSIONS NOW BEING MADE ABOUT HOW THE MUMMAS' REBUILT THEIR HOUSE IN 1864, AND HOW IT WAS CHANGED WITHIN THEIR OCCUPATION, UP UNTIL 1885. THAT IS WHAT DOCUMENTARY RESEARCH CAN TELL US.

THE MUMMA HOUSE HAS HAD MANY CHANGES, PERHAPS MORE SIGNIFICANT FABRIC CHANGES THAN IS NOW THOUGHT. THIS REPORT IS THOROUGH DOCUMENTATION OF WHAT THE MUMMA HOUSE IS IN 1990, AND IT MAY HELP PROVIDE THE BASIS FOR DECISIONS CONCERNING WHAT THE MUMMA HOUSE WILL BE IN THE FUTURE. IN ORDER FOR IT TO PROVIDE GOOD INFORMATION FOR THOSE DECISIONS MORE SYNTHESIS IS NEEDED. SYNTHESIS OF INFORMATION ALREADY COLLECTED, AND SYNTHESIS OF INFORMATION YET TO BE COLLECTED.

THIS "HSR" HAS BEEN ARRANGED IN A NON-TRADITIONAL FORMAT BASED ON THE HISTORIC STRUCTURE ASSESSMENT REPORT. IT IS HOPED THIS FORMAT WILL ALLOW IT TO BE A FLEXIBLE DOCUMENT, TO BE ABLE TO GROW AND ACCOMMODATE NEW INFORMATION AS IT BECOMES AVAILABLE. THE INFORMATION PROVIDED AND MANIPULATED BY ICAP ALLOWS IT TO BE A USEFUL MANAGEMENT TOOL IN THE INTERIM.

INTRODUCTION to CLASS "C" ESTIMATES

The Class "C" estimates put together for this report follow the structure established by the ICAP format. This format was also used in the Recommended Treatment/ Proposed Scope of Work Reports generated by WPTC.

Ultimately, it is hoped this data will be integrated into the ICAP program itself, but due to technical computer generated problems this was not accomplished for this report.

These Class "C" estimates do not include the following items usually included in an estimate: design associated with either of the proposed scopes of work, new site facilities (ie., roads, walks, parking, exterior lighting, fire standpipe/ hydrant, etc), an archeological survey program which would be required for much of the foundation and drainage work, site restoration if the kitchen addition should be removed, and numerous incidental work listed in the Minor Deficiency categories.

It is the itention of these estimates to provide a dollar range from which to begin to make decisions concerning the ultimate treatment of the historic structure.

A word about ICAP; although the large number of features identified in a Level 2 (Historic Structure) report may be appropriate for an inventory, it is impractical to figure cost estimates for each separate feature. Instead, a separate scope of work statement with corresponding cost estimates is included, and no cost figures are included in the ICAP reports.

ICAP

BUILDING IDENTIFICATION DIRECTORY

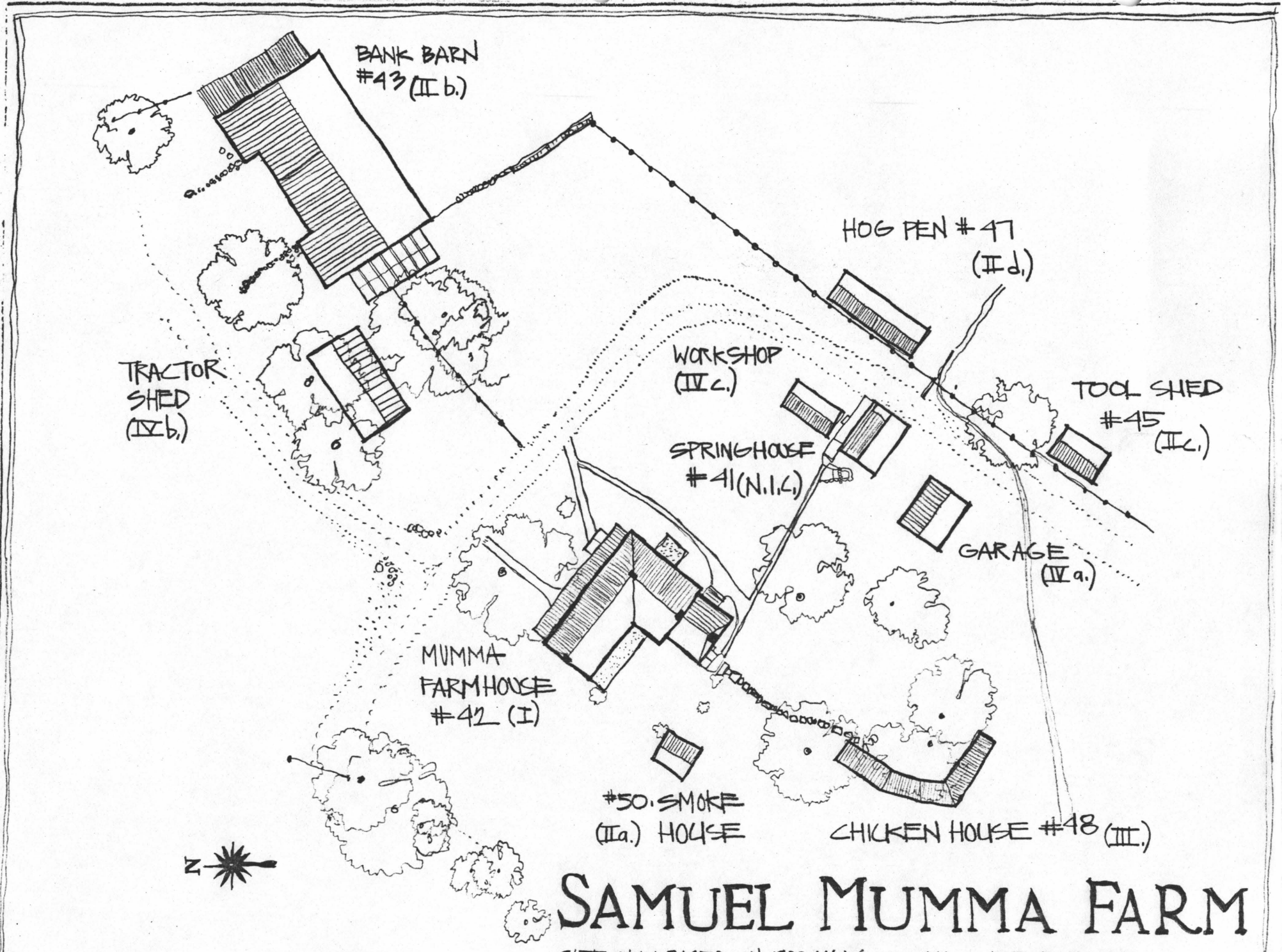
ANTIETAM NATIONAL BATTLEFIELD
MUMMA FARM COMPLEX

ICAP NUMBER &	CLASS	BUILDING NAME	HISTORIC
VOLUME I			
ANTI-3120-08045A	Ia	MUMMA FARM HOUSE: BRICK HOUSE	Y
ANTI-3120-08045B	Ib	MUMMA FARM HOUSE: FRAME ADDITION	Y
ANTI-3120-08045C	Ic	MUMMA FARM HOUSE: KITCHEN ADDITION	N
ANTI-3120-08045D	Id	MUMMA FARM HOUSE: SHED ADDITION	N
VOLUME II			
ANTI-3120-08049	IIa	MUMMA SMOKEHOUSE	Y
ANTI-3120-08050	IIb	MUMMA BANK BARN	Y
ANTI-3120-08046	IIc	TOOL SHED	Y
ANTI-3120-08047	IId	HOG PEN	Y
ANTI-3120-08048A	IIIa	CHICKEN HOUSE/ COAL HOUSE	Y
ANTI-3120-08048B	IIIb	CHICKEN HOUSE/ MIDDLE WING	Y
ANTI-3120-08048C	IIIc	CHICKEN HOUSE/ BROODER HOUSE	N
ANTI-3120-WPTC-IVA		GARAGE	N
ANTI-3120-WPTC-IVB		TRACTOR STORAGE SHED/ CHICKEN HOUSE	N
ANTI-3120-WPTC-IVC		WORKSHOP	N

NOTE: ICAP numbers are organized according to the park alpha code (ANTI), the park organization code (3120), and the IDLCS number for the structure (08045).

The Class numbers (I, II, etc.) assigned by WPTC represent the ranking of structures based on historic significance; the management category prescribed by LCS (MCAT) and the significance level as determined by the National Register listing and also recorded in the LCS.

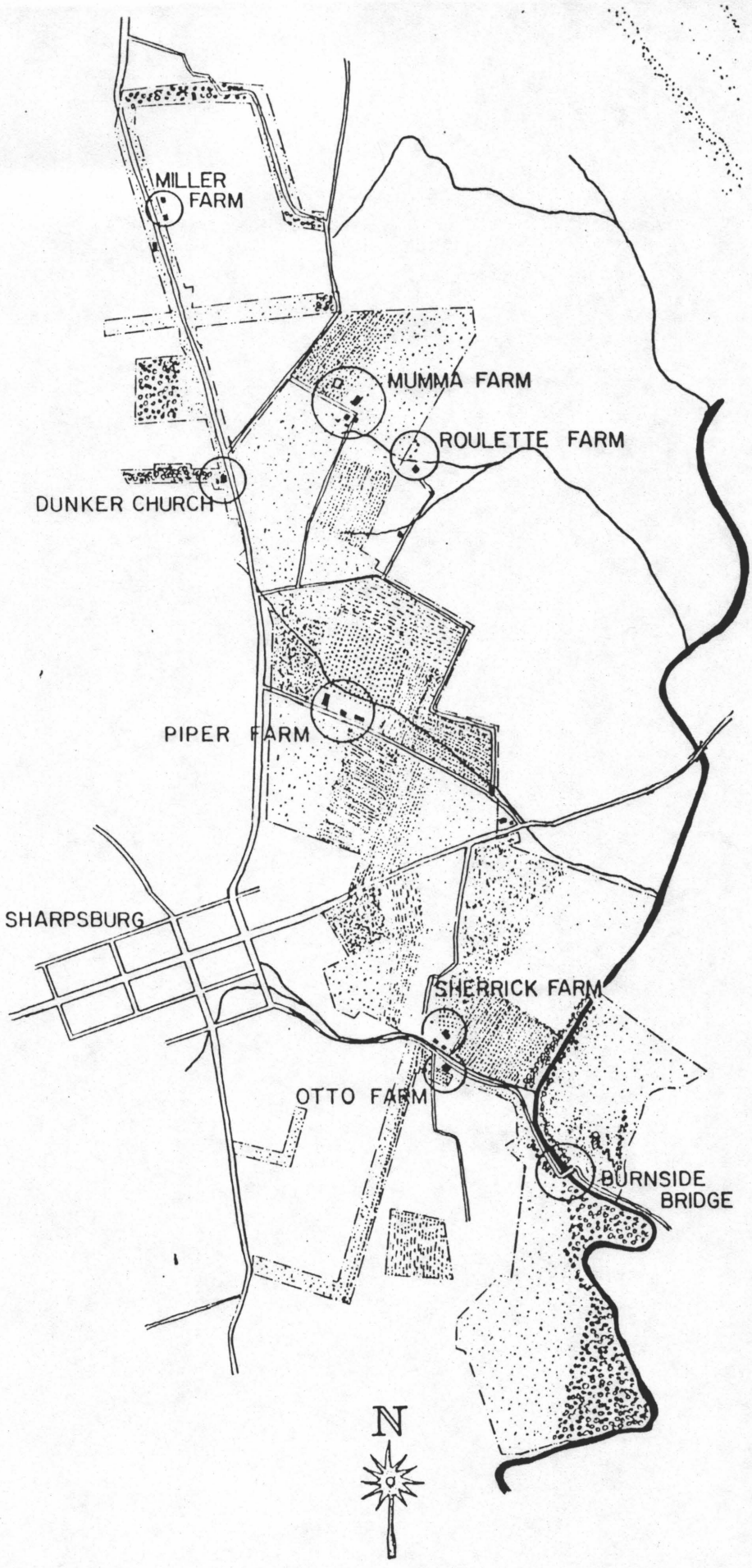
Please refer to Section 1 of the Historic Structures Assessment Reports for further Identification and Management Information.



SAMUEL MUMMA FARM

SITE PLAN BASED ON 1988 HABS DRAWING - NOT TO SCALE

REVISED 02.27.90 tar WPC

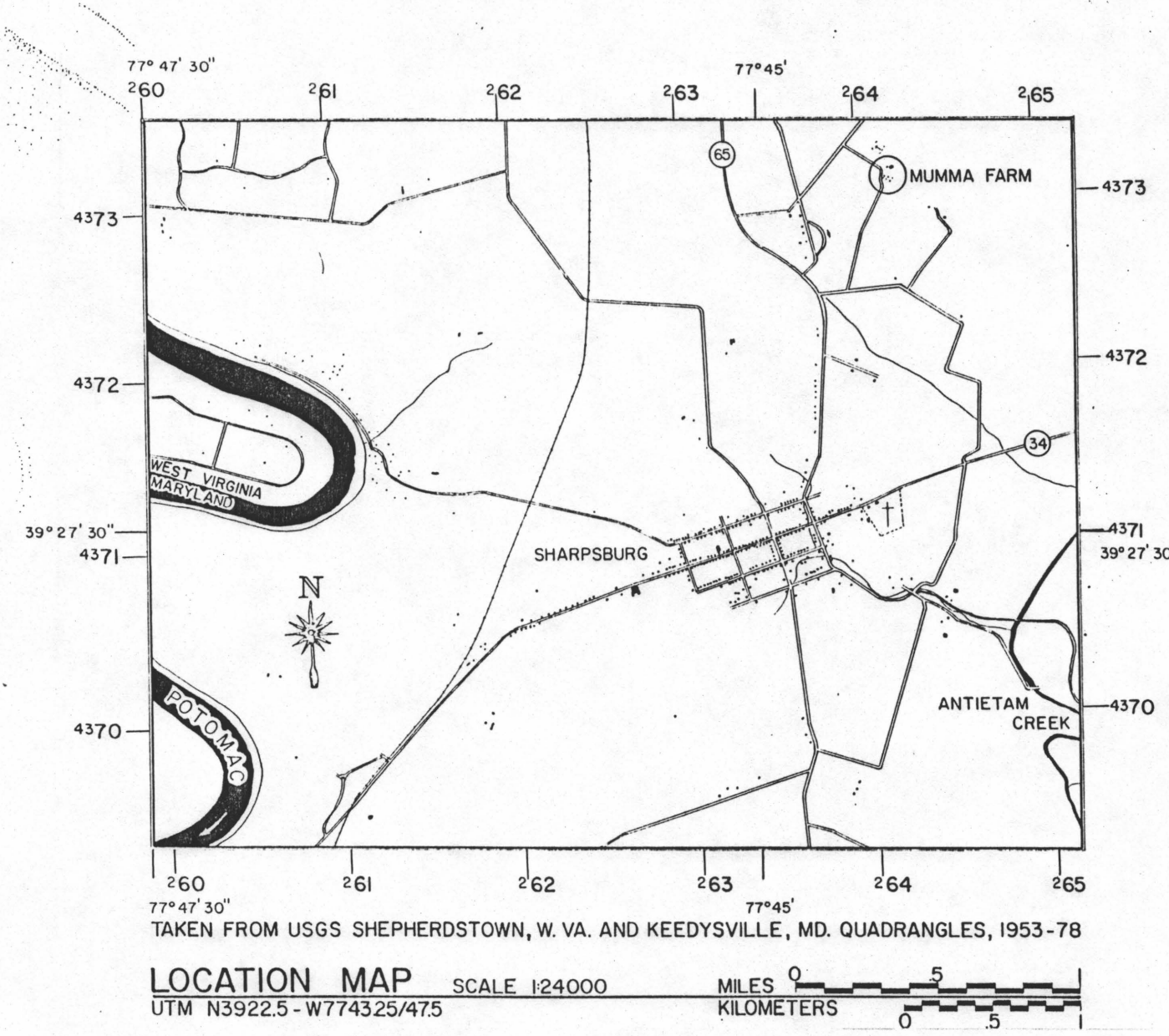


HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988
By James D. Balachowski

NATIONAL PARK SITE - 1863

JDB

1" = APPROX. 2009'



HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988

By James D. Balachowski and Stephen T. James

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Building Photographs/Plans	**xi**
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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

ICAP REPORTS

LOCATION NAME/NUMBER ON LOCATION LOCATION NUMBER	ID LCS	HOUSING #	ENERGY #	AGREEMENT ID	DSC PARKCODE	NHL/NR #	HABS/HAER #
MUMMA FARM HOUSE: Brick House/WPTC-IA 3120-08045A	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Frame Addition/WPTC-IB 3120-08045B	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Kitchen Addition/WPTC-IC 3120-08045C	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Shed Addition/WPTC-ID 3120-08045D	08045	STRUC#0042	N/A			66000038	MD-950A
Tool Shed/WPTC-IIC 3120-08046	08046	STRUC#0045	N/A			66000038	N/A
Hog Pen/WPTC-IID 3120-08047	08047	STRUC#0047	N/A			66000038	N/A
Oldest Wing: Coal Bin (A) & Chicken House (B)/WPTC-III 3120-08048A	08048	STRUC#0048	N/A			66000038	N/A
Middle Wing: Open Storage (C) & Chicken House (D)/WPTC-III 3120-08048B	08048	STRUC#0048	N/A			66000038	N/A
Last Wing: Chicken House (E) & Brooder House (F)/WPTC-III 3120-08048C	08048	STRUC#0048	N/A			66000038	N/A
MUMMA SMOKEHOUSE/WPTC-IIA 3120-08049	08049	STRUC#0050	N/A			66000038	MD-950D
MUMMA BARN/WPTC-IIB 3120-08050	08050	STRUC#0043	N/A			66000038	MD-950B
Garage/WPTC-IVA 3120-WPTC-IVA	N/A	STRUC#0046	N/A			N/A	N/A
Tractor Storage Shed/ Chicken House/WPTC-1VB 3120-WPTC-IVB	N/A	STRUC#0049	N/A			N/A	N/A
Workshop/WPTC-IVC 3120-WPTC-IVC	N/A	STRUC#0044	N/A			N/A	N/A

LOCATION NUMBER/LOCATION NAME		INSPECTION DATE
3120-08045A	MUMMA FARM HOUSE: Brick House	June 25, 1990
3120-08045B	MUMMA FARM HOUSE: Frame Addition	August 2, 1990
3120-08045C	MUMMA FARM HOUSE: Kitchen Addition	July 6, 1990
3120-08045D	MUMMA FARM HOUSE: Shed Addition	June 29, 1990
3120-08046	Tool Shed	May 8, 1990
3120-08047	Hog Pen	May 2, 1990
3120-08048A	Oldest Wing: Coal Bin (A) & Chicken House (B)	May 2, 1990
3120-08048B	Middle Wing: Open Storage (C) & Chicken House (D)	May 2, 1990
3120-08048C	Last Wing: Chicken House (E) & Brooder House (F)	May 2, 1990
3120-08049	MUMMA SMOKEHOUSE	May 8, 1990
3120-08050	MUMMA BARN	May 17, 1990
3120-WPTC-IVA	Garage	May 1, 1990
3120-WPTC-IVB	Tractor Storage Shed/ Chicken House	May 1, 1990
3120-WPTC-IVC	Workshop	May 30, 1990

LOCATION NUMBER / LOCATION NAME	MAINT PRTY	LOC COND	MGMT CAT	DEFICIENCY PRIORITY CRITICAL	SERIOUS	MINOR	TOTAL
3120-08045A							
MUMMA FARM HOUSE: Brick House	1	P	C	$ 0	$ 0	$ 0	$ 0
3120-08045B							
MUMMA FARM HOUSE: Frame Addition	1	F	C	$ 0	$ 0	$ 0	$ 0
3120-08045C							
MUMMA FARM HOUSE: Kitchen Addition	2	P	C	$ 0	$ 0	$ 0	$ 0
3120-08045D							
MUMMA FARM HOUSE: Shed Addition	3	P	C	$ 0	$ 0	$ 0	$ 0
3120-08046							
Tool Shed	2	P	C	$ 0	$ 0	$ 0	$ 0
3120-08047							
Hog Pen	2	P	C	$ 0	$ 0	$ 0	$ 0
3120-08048A							
Oldest Wing: Coal Bin (A) & Chicken House (B)	1	F	C	$ 0	$ 0	$ 0	$ 0
3120-08048B							
Middle Wing: Open Storage (C) & Chicken House (D)	2	F	C	$ 0	$ 0	$ 0	$ 0
3120-08048C							
Last Wing: Chicken House (E) & Brooder House (F)	3	F	C	$ 0	$ 0	$ 0	$ 0
3120-08049							
MUMMA SMOKEHOUSE	1	F	C	$ 0	$ 0	$ 0	$ 0
3120-08050							
MUMMA BARN	1	F	C	$ 0	$ 0	$ 0	$ 0
3120-WPTC-IVA							
Garage	3	F	N/A	$ 0	$ 0	$ 0	$ 0
3120-WPTC-IVB							
Tractor Storage Shed/ Chicken House	3	F	N/A	$ 0	$ 0	$ 0	$ 0
3120-WPTC-IVC							
Workshop	3	F	N/A	$ 0	$ 0	$ 0	$ 0
			TOTAL	$ 0	$ 0	$ 0	$ 0

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT)
4110 Walls:Exterior Wall			SF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	295	0	0	15	15	_____
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	360	0	0	36	36	_____
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	284	0	122	61	183	_____
3120-WPTC-IVA	F	N/A								
Garage				3	565	0	57	0	57	_____
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	308	0	0	15	15	_____
3120-WPTC-IVC	F	N/A								
Workshop				3	652	0	0	65	65	_____
			TOTAL		2464	0	179	192	371	_____
4111 Walls:Wall Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	100	40	10	0	50	_____
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1600	0	900	700	1600	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	431	0	431	0	431	_____
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	153	0	153	0	153	_____
3120-08046	P	C								
Tool Shed				2	850	0	86	127	213	_____
3120-08047	P	C								
Hog Pen				2	1273	0	509	382	891	_____
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	406	0	142	122	264	_____

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08050	F	C								
MUMMA BARN				1	3881	0	194	0	194	
			TOTAL		8694	40	2425	1331	3796	
4112 Walls:Wall Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1180	413	177	0	590	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1600	600	500	0	1100	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1047	105	0	0	105	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	153	0	13	0	13	
3120-08046	P	C								
Tool Shed				2	850	170	85	0	255	
3120-08047	P	C								
Hog Pen				2	1281	0	892	0	892	
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	390	0	351	0	351	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	42	0	21	0	21	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	302	0	302	0	302	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	406	0	0	76	76	
3120-08050	F	C								
MUMMA BARN				1	3881	582	0	195	777	
			TOTAL		11132	1870	2341	271	4482	
4114 Walls:Wall Flashing			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	72	22	14	0	36	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	60	38	22	0	60	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	20	0	20	0	20	
				TOTAL	152	60	56	0	116	
4116 Walls:Wall Trim			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	54	0	11	16	27	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	212	0	36	176	212	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	110	0	0	10	10	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	30	0	4	26	30	
				TOTAL	406	0	51	228	279	
4117 Walls:Wall Ornament			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	33	0	0	33	33	
				TOTAL	33	0	0	33	33	
4121 Ceilings:Clg Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	150	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	257	0	0	257	257	
3120-08046	P	C								
Tool Shed				2	91	0	0	91	91	
				TOTAL	498	0	0	348	348	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4122 Ceilings:Clg Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	304	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	257	0	177	80	257	
3120-08046	P	C								
Tool Shed				2	91	14	0	0	14	
				TOTAL	652	14	177	80	271	
4123 Ceilings:Clg Trim			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	66	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	104	0	0	36	36	
				TOTAL	170	0	0	36	36	
4131 Floors:Floor Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	276	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	257	80	0	177	257	
3120-08047	P	C								
Hog Pen				2	263	0	0	263	263	
3120-08050	F	C								
MUMMA BARN				1	624	0	0	124	124	
				TOTAL	1420	80	0	564	644	
4133 Floors:Floor Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	276	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	257	80	0	177	257	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT)
3120-08047	P	C								
Hog Pen				2	263	0	263	0	263	
			TOTAL		796	80	263	177	520	
4134 Floors:Railing			LF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	18	4	14	0	18	
			TOTAL		18	4	14	0	18	
4140 Windows:Exterior Window			EA							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	3	0	0	1	1	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	3	0	1	0	1	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	6	0	5	1	6	
3120-WPTC-IVA	F	N/A								
Garage				3	6	0	6	0	6	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	5	0	5	0	5	
3120-WPTC-IVC	F	N/A								
Workshop				3	6	0	2	4	6	
			TOTAL		29	0	19	6	25	
4141 Windows:Wdo Frame			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	20	3	17	0	20	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	8	0	8	0	8	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	0	1	0	1	
3120-08046	P	C								
Tool Shed				2	3	0	0	3	3	
3120-08050	F	C								
MUMMA BARN				1	5	0	5	0	5	
			TOTAL		49	3	31	3	37	
4142 Windows:Wdo Sash			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	26	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	20	10	10	0	20	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	12	4	8	0	12	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	2	0	2	0	2	
			TOTAL		60	14	20	0	34	
4143 Windows:Wdo Trim			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	336	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	267	0	80	187	267	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	102	0	102	0	102	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	10	0	0	10	10	
3120-08046	P	C								
Tool Shed				2	8	0	0	8	8	
			TOTAL		723	0	182	205	387	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4144 Windows:Wdo Glazing			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	26	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	224	224	0	0	224	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	12	0	12	0	12	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	0	1	0	1	
3120-08050	F	C								
MUMMA BARN				1	5	0	0	5	5	
				TOTAL	268	224	13	5	242	
4145 Windows:Wdo Hardware			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	70	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	114	0	98	16	114	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	28	0	9	0	9	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	5	0	0	5	5	
3120-08050	F	C								
MUMMA BARN				1	5	0	0	2	2	
				TOTAL	222	0	107	23	130	
4146 Windows:Wdo Lintel			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	10	0	0	0	0	
				TOTAL	10	0	0	0	0	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4147 Windows:Wdo Sill			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	20	10	0	8	18	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	7	2	5	0	7	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	1	0	0	1	
3120-08050	F	C								
MUMMA BARN				1	1	0	0	1	1	
			TOTAL		41	13	5	9	27	
4148 Windows:Wdo Storm/Scrn			EA							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	2	0	0	2	2	
			TOTAL		2	0	0	2	2	
4149 Windows:Wdo Shutters			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	26	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	36	0	0	36	36	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	8	0	0	8	8	
			TOTAL		70	0	0	44	44	
4150 Doors:Exterior Door			EA							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	3	0	0	1	1	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	1	0	0	1	1	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	1	0	0	1	1	
3120-WPTC-IVA	F	N/A								
Garage				3	2	0	0	2	2	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	3	0	1	1	2	
3120-WPTC-IVC	F	N/A								
Workshop				3	2	0	0	1	1	
			TOTAL		12	0	1	7	8	
4151 Doors:Door Frame			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	3	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	4	0	0	1	1	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	0	0	1	1	
3120-08046	P	C								
Tool Shed				2	2	0	0	2	2	
3120-08050	F	C								
MUMMA BARN				1	22	0	2	7	9	
			TOTAL		34	0	2	13	15	
4152 Doors:Door			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	3	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	3	0	1	2	3	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	0	1	0	1	
3120-08046	P	C								
Tool Shed				2	2	0	0	1	1	
3120-08047	P	C								
Hog Pen				2	1	0	0	1	1	
3120-08050	F	C								
MUMMA BARN				1	29	0	7	9	16	
			TOTAL		41	0	9	15	24	
4153 Doors:Door Trim			LF							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	53	0	0	53	53	
			TOTAL		53	0	0	53	53	
4154 Doors:Door Glazing			EA							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	2	0	1	0	1	
			TOTAL		2	0	1	0	1	
4155 Doors:Door Hardware			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	15	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	16	0	8	8	16	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	4	0	0	2	2	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	5	0	0	1	1	
3120-08050	F	C								
MUMMA BARN				1	29	0	0	7	7	
			TOTAL		71	0	8	20	28	
4156 Doors:Door Lintel			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	3	0	0	0	0	
3120-08050	F	C								
MUMMA BARN				1	8	0	1	0	1	
			TOTAL		11	0	1	0	1	
4157 Doors:Door Sill			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	3	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	2	0	0	1	1	
3120-08046	P	C								
Tool Shed				2	2	0	0	2	2	
3120-08050	F	C								
MUMMA BARN				1	9	0	0	2	2	
			TOTAL		18	0	0	7	7	
4158 Doors:Door Storm/Scrn			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	0	0	1	1	_____
			TOTAL		4	0	0	3	3	_____
4160 Finishes:Exterior Finish			SF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	280	0	280	0	280	_____
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	360	0	288	72	360	_____
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	302	0	0	305	305	_____
3120-WPTC-IVA	F	N/A								
Garage				3	702	527	175	0	702	_____
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	308	308	0	0	308	_____
3120-WPTC-IVC	F	N/A								
Workshop				3	652	0	652	0	652	_____
			TOTAL		2604	835	1395	377	2607	_____
4161 Finishes:Coatings			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1179	0	0	0	0	_____
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1600	1600	0	0	1600	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	599	500	99	0	599	_____
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	153	0	153	0	153	_____
3120-08046	P	C								
Tool Shed				2	850	0	425	425	850	_____

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3120-08047	P	C								
Hog Pen				2	1273	0	0	255	255	
3120-08050	F	C								
MUMMA BARN				1	3881	0	0	3881	3881	
				TOTAL	9535	2100	677	4561	7338	
4171 Stairs/Ramps:Stair/Ramp Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	13	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	90	0	90	0	90	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	92	0	78	0	78	
				TOTAL	195	0	168	0	168	
4173 Stairs/Ramps:Stair/Ramp Structure			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	50	0	50	0	50	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	92	0	78	0	78	
3120-08050	F	C								
MUMMA BARN				1	1280	640	640	0	1280	
				TOTAL	1422	640	768	0	1408	
4190 Exterior:Exterior Other			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	5	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	11	6	5	0	11	
3120-08046	P	C								
Tool Shed				2	19	0	0	19	19	
				TOTAL	35	6	5	19	30	

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4210 Floors:Interior Floor			SF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	190	0	0	180	180	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	210	0	210	0	210	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	191	0	234	0	234	
3120-WPTC-IVA	F	N/A								
Garage				3	396	0	0	396	396	
3120-WPTC-IVC	F	N/A								
Workshop				3	286	0	0	286	286	
			TOTAL		1273	0	444	862	1306	
4211 Floors:Floor Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1144	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	300	0	0	300	300	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	314	0	0	314	314	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	12	12	0	0	12	
3120-08046	P	C								
Tool Shed				2	238	0	238	0	238	
3120-08047	P	C								
Hog Pen				2	1053	0	421	421	842	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	155	0	0	155	155	
3120-08050	F	C								
MUMMA BARN				1	3352	0	3352	0	3352	
			TOTAL		6568	12	4011	1190	5213	

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4212 Floors:Floor Decking			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1143	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	3816	0	1400	2416	3816	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	348	0	0	60	60	
3120-08047	P	C								
Hog Pen				2	527	0	0	527	527	
3120-08050	F	C								
MUMMA BARN				1	4780	0	500	500	1000	
				TOTAL	10614	0	1900	3503	5403	
4213 Floors:Floor Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1144	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	3816	2844	0	972	3816	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	348	0	40	22	62	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	12	8	0	0	8	
3120-08046	P	C								
Tool Shed				2	238	0	238	0	238	
3120-08047	P	C								
Hog Pen				2	1053	0	632	316	948	
				TOTAL	6611	2852	910	1310	5072	
4220 Walls:Interior Wall			SF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	358	0	36	322	358	

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3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	42	0	22	0	22	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	430	0	61	61	122	
3120-WPTC-IVA	F	N/A								
Garage				3	565	0	0	339	339	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	308	0	0	31	31	
			TOTAL		1703	0	119	753	872	
4221 Walls:Wall Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1723	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	6400	0	1000	2000	3000	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1210	0	760	450	1210	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	192	103	0	12	115	
3120-08046	P	C								
Tool Shed				2	590	118	59	0	177	
3120-08047	P	C								
Hog Pen				2	1273	0	509	382	891	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	406	0	0	81	81	
			TOTAL		11794	221	2328	2925	5474	
4222 Walls:Wall Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1723	0	0	0	0	

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3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	2800	0	400	1600	2000	
3120-08045C MUMMA FARM HOUSE: Kitchen Addition	P	C		2	1210	0	756	454	1210	
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	192	0	19	0	19	
3120-08047 Hog Pen	P	C		2	1274	0	892	0	892	
3120-08050 MUMMA BARN	F	C		1	950	0	0	50	50	
			TOTAL		8149	0	2067	2104	4171	
4223 Walls:Wall Trim			LF							
3120-08045A MUMMA FARM HOUSE: Brick House	P	C		1	317	0	0	0	0	
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	660	0	256	70	326	
			TOTAL		977	0	256	70	326	
4224 Walls:Wall Ornament			SF							
3120-08045A MUMMA FARM HOUSE: Brick House	P	C		1	40	0	0	0	0	
			TOTAL		40	0	0	0	0	
4230 Ceilings:Int Ceiling			SF							
3120-WPTC-IVA Garage	F	N/A		3	396	0	396	0	396	
3120-WPTC-IVB Tractor Storage Shed/ Chicken House	F	N/A		3	1028	0	488	270	758	
			TOTAL		1424	0	884	270	1154	

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4231 Ceilings:Clg Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1170	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2016	0	500	1000	1500	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	348	0	266	82	348	
3120-08047	P	C								
Hog Pen				2	480	0	0	480	480	
			TOTAL		4014	0	766	1562	2328	
4232 Ceilings:Clg Structure			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1170	0	0	0	0	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	348	0	0	348	348	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	12	0	3	0	3	
3120-08047	P	C								
Hog Pen				2	480	0	0	480	480	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	155	0	0	155	155	
			TOTAL		2165	0	3	983	986	
4233 Ceilings:Clg Trim			SF							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	50	0	0	5	5	
			TOTAL		50	0	0	5	5	
4240 Windows:Interior Window			EA							
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	1	1	0	0	1	
			TOTAL		1	1	0	0	1	

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4241 Windows:Window Frame			EA							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	9	0	1	0	1	
			TOTAL		9	0	1	0	1	
4242 Windows:Window Sash			EA							
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	12	0	12	0	12	
			TOTAL		12	0	12	0	12	
4243 Windows:Window Trim			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	282	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	257	0	57	63	120	
			TOTAL		539	0	57	63	120	
4245 Windows:Window Hardware			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	8	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	20	0	0	18	18	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	23	0	13	0	13	
			TOTAL		51	0	13	18	31	
4250 Doors:Interior Door			EA							
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	1	0	0	1	1	
			TOTAL		1	0	0	1	1	

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4251 Doors:Door Frame			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	19	0	0	7	7	
3120-08047	P	C								
Hog Pen				2	5	0	0	5	5	
				TOTAL	36	0	0	12	12	
4252 Doors:Door			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	18	0	0	18	18	
				TOTAL	30	0	0	18	18	
4253 Doors:Door Trim			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	320	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	512	0	0	512	512	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	50	0	0	5	5	
				TOTAL	882	0	0	517	517	
4254 Doors:Door Glazing			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	3	0	3	0	3	
				TOTAL	3	0	3	0	3	
4255 Doors:Door Hardware			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	

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3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	16	0	8	8	16	
3120-08050	F	C								
MUMMA BARN				1	3	0	0	3	3	
				TOTAL	31	0	8	11	19	
4260 Finishes:Interior Finish			SF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	390	0	0	390	390	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	360	0	216	0	216	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	430	0	0	305	305	
				TOTAL	1180	0	216	695	911	
4261 Finishes:Coatings			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1723	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	10288	0	8344	1944	10288	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	262	0	0	262	262	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	46	0	44	0	44	
3120-08047	P	C								
Hog Pen				2	1273	0	0	1273	1273	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	406	0	0	406	406	
3120-08050	F	C								
MUMMA BARN				1	4200	0	0	2500	2500	
				TOTAL	18198	0	8388	6385	14773	

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4262 Finishes:Coverings			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1723	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	8344	0	2044	6300	8344	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	950	0	0	682	682	
				TOTAL	11017	0	2044	6982	9026	
4270 Stairs/Ramps:Int Stair/Ramp			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	1	0	1	2	
				TOTAL	2	1	0	1	2	
4271 Stairs/Ramps:Stair/Ramp Surface			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	511	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	72	36	0	36	72	
				TOTAL	583	36	0	36	72	
4272 Stairs/Ramps:Stair/Ramp Decking			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	9	9	0	0	9	
				TOTAL	9	9	0	0	9	
4273 Stairs/Ramps:Stair/Ramp Structure			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	576	288	0	0	288	
3120-08047	P	C								
Hog Pen				2	27	0	0	22	22	
				TOTAL	603	288	0	22	310	

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4274 Stairs/Ramps:Stair/Ramp Railing			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	12	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	90	30	0	0	30	
				TOTAL	102	30	0	0	30	
4281 Fireplaces:Mantel			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
				TOTAL	3	0	0	2	2	
4282 Fireplaces:Firebox			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	2	0	2	
				TOTAL	2	0	2	0	2	
4283 Fireplaces:Damper			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
				TOTAL	2	0	0	2	2	
4290 Interior:Interior Other			SF							
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	360	180	0	0	180	
				TOTAL	360	180	0	0	180	
4310 System:Roof Area			SQ							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	2	2	0	0	2	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	3	0	210	0	210	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	2	0	1	0	1	
3120-WPTC-IVA	F	N/A								
Garage				3	3	0	0	3	3	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	11	0	1	1	2	
3120-WPTC-IVC	F	N/A								
Workshop				3	4	0	0	6	6	
			TOTAL		25	2	212	10	224	
4311 System:Roof Surface			SQ							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	15	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1241	313	928	0	1241	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	5	0	5	0	5	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	1	0	1	0	1	
3120-08046	P	C								
Tool Shed				2	5	0	4	0	4	
3120-08047	P	C								
Hog Pen				2	6	3	0	0	3	
3120-08050	F	C								
MUMMA BARN				1	64	16	72	0	88	
			TOTAL		1337	332	1010	0	1342	
4312 System:Roof Sheathing			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	430	0	0	0	0	

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	1241	0	313	0	313	
3120-08045C MUMMA FARM HOUSE: Kitchen Addition	P	C		2	460	0	460	0	460	
3120-08046 Tool Shed	P	C		2	460	0	92	92	184	
3120-08047 Hog Pen	P	C		2	180	0	90	18	108	
3120-08049 MUMMA SMOKEHOUSE	F	C		1	109	0	0	109	109	
3120-08050 MUMMA BARN	F	C		1	6400	0	1200	0	1200	
			TOTAL		9280	0	2155	219	2374	
4313 System:Roof Structure			SF							
3120-08045A MUMMA FARM HOUSE: Brick House	P	C		1	1500	0	0	0	0	
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	1241	96	0	1145	1241	
3120-08045C MUMMA FARM HOUSE: Kitchen Addition	P	C		2	460	0	0	460	460	
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	12	0	3	0	3	
3120-08046 Tool Shed	P	C		2	460	0	460	0	460	
3120-08047 Hog Pen	P	C		2	640	0	0	128	128	
3120-08049 MUMMA SMOKEHOUSE	F	C		1	32	16	16	0	32	
3120-08050 MUMMA BARN	F	C		1	6400	0	900	100	1000	
			TOTAL		10745	112	1379	1833	3324	

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY: CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4315 System:Roof Cornice			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	58	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	64	32	0	32	64	
				TOTAL	122	32	0	32	64	
4316 System:Roof Eaves			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	58	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	26	0	9	10	19	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	66	0	0	15	15	
3120-08046	P	C								
Tool Shed				2	58	0	12	0	12	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	7	0	4	0	4	
3120-08050	F	C								
MUMMA BARN				1	164	0	0	75	75	
				TOTAL	379	0	25	100	125	
4322 Openings:Roof Ventilation			EA							
3120-08047	P	C								
Hog Pen				2	2	0	0	2	2	
				TOTAL	2	0	0	2	2	
4340 Flashing:Roof Flashing			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	30	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	77	0	77	0	77	

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3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	24	0	0	24	24	
3120-08047	P	C								
Hog Pen				2	40	20	0	12	32	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	41	0	0	3	3	
			TOTAL		212	20	77	39	136	
4350 Drainage:Roof Drainage			EA							
3120-08050	F	C								
MUMMA BARN				1	161	0	161	0	161	
3120-WPTC-IVA	F	N/A								
Garage				3	68	68	0	0	68	
3120-WPTC-IVC	F	N/A								
Workshop				3	1	1	0	0	1	
			TOTAL		230	69	161	0	230	
4351 Drainage:Gutter/Downspout			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	86	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	105	105	0	0	105	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	58	18	40	0	58	
3120-08047	P	C								
Hog Pen				2	102	102	0	0	102	
3120-08050	F	C								
MUMMA BARN				1	216	108	108	0	216	
			TOTAL		567	333	148	0	481	

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4360 Finishes:Roof Finish			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1500	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1145	0	1145	0	1145	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	8	0	8	0	8	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	49	0	49	0	49	
3120-08046	P	C								
Tool Shed				2	460	460	0	0	460	
3120-08047	P	C								
Hog Pen				2	640	64	256	0	320	
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	200	0	200	0	200	
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	230	0	230	0	230	
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	200	0	234	0	234	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	146	0	0	15	15	
3120-08050	F	C								
MUMMA BARN				1	6400	0	7200	0	7200	
3120-WPTC-IVA	F	N/A								
Garage				3	3	0	0	3	3	
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	1150	0	1150	0	1150	
3120-WPTC-IVC	F	N/A								
Workshop				3	396	0	0	396	396	
				TOTAL	12527	524	10472	414	11410	

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4390 Roof:Roof Other			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	_____
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	2	0	2	_____
3120-08050	F	C								
MUMMA BARN				1	1	0	1	0	1	_____
				TOTAL	4	0	3	0	3	_____
4410 Walls:Fdn Wall			LF							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	50	0	0	50	50	_____
3120-08048B	F	C								
Middle Wing: Open Storage (C) & Chicken House (D)				2	79	0	0	79	79	_____
3120-08048C	F	C								
Last Wing: Chicken House (E) & Brooder House (F)				3	60	0	30	30	60	_____
3120-WPTC-IVA	F	N/A								
Garage				3	80	0	0	80	80	_____
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	126	0	126	0	126	_____
3120-WPTC-IVC	F	N/A								
Workshop				3	70	0	0	10	10	_____
				TOTAL	465	0	156	249	405	_____
4411 Walls:Fdn Wall Surface			SF							
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	48	0	2	0	2	_____
3120-08050	F	C								
MUMMA BARN				1	3200	500	0	1800	2300	_____
				TOTAL	3248	500	2	1800	2302	_____

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4412 Walls:Fdn Wall Structure			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1200	120	0	863	983	
3120-08047	P	C								
Hog Pen				2	20	20	0	0	20	
3120-08049	F	C								
MUMMA SMOKEHOUSE				1	48	0	2	0	2	
3120-08050	F	C								
MUMMA BARN				1	3200	500	0	700	1200	
				TOTAL	4468	640	2	1563	2205	
4413 Walls:Fdn Ventilation			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	3	1	0	2	3	
3120-08050	F	C								
MUMMA BARN				1	16	0	2	3	5	
				TOTAL	20	1	2	5	8	
4414 Walls:Fdn Drainage			LF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	60	60	0	0	60	
				TOTAL	60	60	0	0	60	
4415 Walls:Fdn Moist Prot			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	976	976	0	0	976	
3120-08050	F	C								
MUMMA BARN				1	1090	1090	0	0	1090	
				TOTAL	2066	2066	0	0	2066	

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4422 Piers:Pier/Pile Structure			EA							
3120-08046	P	C								
Tool Shed				2	16	0	12	4	16	
3120-08047	P	C								
Hog Pen				2	24	0	20	4	24	
				TOTAL	40	0	32	8	40	
4430 Chimneys:Chimney			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	1	0	0	1	
				TOTAL	3	1	0	2	3	
4431 Chimneys:Chimney Surface			SF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	224	0	0	224	224	
				TOTAL	224	0	0	224	224	
4432 Chimneys:Chimney Structure			LF							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1440	0	200	400	600	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	21	0	0	2	2	
				TOTAL	1461	0	200	402	602	
4433 Chimneys:Flue/Stack			LF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	24	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	80	0	80	0	80	
				TOTAL	104	0	80	0	80	

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4434 Chimneys:Chimney Cap			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	0	1	0	1	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	0	0	1	1	_____
			TOTAL		2	0	1	1	2	_____
4490 Foundation:Fdn Other			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	1	0	0	1	_____
			TOTAL		1	1	0	0	1	_____
4510 Appliances:Major Appliances			EA							
3120-WPTC-IVB	F	N/A								
Tractor Storage Shed/ Chicken House				3	1	0	0	1	1	_____
			TOTAL		1	0	0	1	1	_____
4520 Furnishings:Built-in Furn			EA							
3120-08046	P	C								
Tool Shed				2	2	0	0	1	1	_____
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	100	0	0	1	1	_____
3120-08050	F	C								
MUMMA BARN				1	14	0	0	9	9	_____
			TOTAL		116	0	0	11	11	_____
4610 Plumbing:Plumbing System			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	0	1	0	1	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	0	0	1	1	_____
			TOTAL		2	0	1	1	2	_____

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
4611 Plumbing:Supply Pipe Net			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	0	1	0	1	_____
				TOTAL	1	0	1	0	1	_____
4612 Plumbing:Waste Pipe Net			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	0	1	0	1	_____
				TOTAL	1	0	1	0	1	_____
4613 Plumbing:Plmb Fixtures			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	5	0	0	5	5	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	0	0	1	1	_____
				TOTAL	6	0	0	6	6	_____
4614 Plumbing:Plmb Equipment			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	2	0	0	2	2	_____
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	1	0	0	1	1	_____
				TOTAL	3	0	0	3	3	_____
4615 Plumbing:Septic System			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	1	0	0	1	_____
				TOTAL	1	1	0	0	1	_____
4630 Electrical:Electrical Sys			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	_____

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	1	1	0	0	1	
3120-08045C MUMMA FARM HOUSE: Kitchen Addition	P	C		2	2	2	0	0	2	
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	1	0	1	0	1	
3120-08048A Oldest Wing: Coal Bin (A) & Chicken House (B)	F	C		1	1	1	0	0	1	
3120-08048B Middle Wing: Open Storage (C) & Chicken House (D)	F	C		2	1	0	1	0	1	
3120-08048C Last Wing: Chicken House (E) & Brooder House (F)	F	C		3	1	0	0	1	1	
3120-WPTC-IVA Garage	F	N/A		3	1	1	0	0	1	
3120-WPTC-IVB Tractor Storage Shed/ Chicken House	F	N/A		3	1	1	0	0	1	
3120-WPTC-IVC Workshop	F	N/A		3	1	1	0	0	1	
			TOTAL		11	7	2	1	10	
4631 Electrical:Incoming Service			EA							
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	1	1	0	0	1	
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	1	1	0	0	1	
			TOTAL		2	2	0	0	2	
4632 Electrical:Main Dist Pnl			EA							
3120-08045B MUMMA FARM HOUSE: Frame Addition	F	C		1	1	1	0	0	1	

LOCATION DEFICIENCY REPORT (DETAILED)
MGMT UNIT: ANTI MAINT PRTY: 1,2,3
FEATURE: ALL

MM CODE/FEATURE NAME / LOCATION NUMBER / LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08047	P	C								
Hog Pen				2	2	0	0	2	2	
3120-08050	F	C								
MUMMA BARN				1	1	0	1	0	1	
				TOTAL	4	1	1	2	4	
4634 Electrical:Wiring Network			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	1	0	0	1	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	2	2	0	0	2	
3120-08045D	P	C								
MUMMA FARM HOUSE: Shed Addition				3	5	5	0	0	5	
3120-08047	P	C								
Hog Pen				2	1	0	0	1	1	
3120-08050	F	C								
MUMMA BARN				1	3	0	0	2	2	
				TOTAL	13	8	0	3	11	
4635 Electrical:Switches/Outlets			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	30	30	0	0	30	
3120-08047	P	C								
Hog Pen				2	3	0	0	3	3	
3120-08050	F	C								
MUMMA BARN				1	11	0	11	0	11	
				TOTAL	44	30	11	3	44	

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4636 Electrical:Light Fixtures			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	15	0	15	0	15	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	4	1	0	0	1	
3120-08047	P	C								
Hog Pen				2	2	0	0	2	2	
3120-08050	F	C								
MUMMA BARN				1	10	0	10	0	10	
				TOTAL	31	1	25	2	28	
4637 Electrical:Elec Eqpt			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	0	1	0	1	
				TOTAL	1	0	1	0	1	
4654 HVAC:Heating Eqpt			EA							
3120-08045B	F	C								
MUMMA FARM HOUSE: Frame Addition				1	1	1	0	0	1	
				TOTAL	1	1	0	0	1	
4770 Fire/Life Safety:Handicap Access			EA							
3120-08048A	F	C								
Oldest Wing: Coal Bin (A) & Chicken House (B)				1	1	0	0	1	1	
				TOTAL	1	0	0	1	1	
4912 Site Features:Grade/Drainage			SF							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	830	0	0	0	0	
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	300	0	0	85	85	

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	SERIOUS QTY	MINOR QTY	TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	120	0	120	0	120	
3120-08046 Tool Shed	P	C		2	700	0	700	0	700	
3120-08047 Hog Pen	P	C		2	1200	0	1200	0	1200	
3120-08049 MUMMA SMOKEHOUSE	F	C		1	480	0	0	120	120	
3120-08050 MUMMA BARN	F	C		1	4360	2100	0	0	2100	
				TOTAL	7990	2100	2020	205	4325	
4913 Site Features:Vegetation			SF							
3120-08045A MUMMA FARM HOUSE: Brick House	P	C		1	50	0	0	0	0	
3120-08045C MUMMA FARM HOUSE: Kitchen Addition	P	C		2	105	0	105	0	105	
3120-08045D MUMMA FARM HOUSE: Shed Addition	P	C		3	10	0	10	0	10	
3120-08046 Tool Shed	P	C		2	740	0	246	0	246	
3120-08047 Hog Pen	P	C		2	1200	0	1200	0	1200	
3120-08050 MUMMA BARN	F	C		1	4360	0	4360	0	4360	
				TOTAL	6465	0	5921	0	5921	
4914 Site Features:Walkway/Patio			SF							
3120-08045A MUMMA FARM HOUSE: Brick House	P	C		1	120	0	0	0	0	

MM CODE/FEATURE NAME LOCATION NUMBER LOCATION NAME	LOCATION CONDITION	MGMT CATG	UNIT OF MEASURE	MAINT PRTY	TOTAL INVENTORY	DEFICIENCY PRIORITY CRITICAL QTY	 SERIOUS QTY	 MINOR QTY	 TOTAL DEFICIENCIES	PLANNED WORK (YR/QT
3120-08045C	P	C								
MUMMA FARM HOUSE: Kitchen Addition				2	355	0	0	284	284	_____
3120-08047	P	C								
Hog Pen				2	240	0	160	0	160	_____
				TOTAL	715	0	160	284	444	_____
4920 Site:Site Design			EA							
3120-08045A	P	C								
MUMMA FARM HOUSE: Brick House				1	1	0	0	0	0	_____
				TOTAL	1	0	0	0	0	_____

STABILIZATION of EXISTING STRUCTURE

The following scope of work is presented in priority order based upon the needs anticipated to complete the proposed action of stabilizing the Mumma Farm House until such time as the proposed adaptive use project of rehabilitating the structure to park administrative offices becomes a reality. The stabilization work would serve to preserve the integrity and character defining elements of the structure for a five to ten year period, assuming that remedial and cyclical maintenance is performed in the interim. The three categories of Critical, Serious and Minor correspond to the Deficiency Priority listings of form NPS 10-219 used with the Inventory and Condition Assessment Program (ICAP), Version 1.0, 1989.

C R I T I C A L

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 materials as a result of the feature's deficiency; or

there is a threat to the health &/or safety of the user; or

there is a failure to meet a legislated requirement.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4110: EXTR WALLS

Stabilize masonry walls including hand raking and repointing of all exterior brick walls, dismantling and reconstructing sections of wall which are too deteriorated to be stabilized, tie existing NW wall back into existing structure using traditional tie rod methodology anchoring to opposing wall and/or framed structure, clean existing whitewash/paint from exterior walls and repaint based on paint layer and color analysis, make temporary repairs to flashing, repair and repaint all exterior trim and ornament.

4120: EXTR CEILINGS See 4313

4140: EXTR WINDOWS

Preserve/repair window frames, sash, trim, glazing, hardware, lintels, sills at brick house and frame mud room wing (08045D).

4190: EXTR PORCH COLUMNS

Work included with 4313. Preserve/stabilize/ repair columns.

INTERIOR ENVELOPE

4210: INTR FLOORS

Stabilize existing floor framing system to carry approximately 40 pounds per square foot; replace deteriorated structural members, brace from interior floors to stabilize floor joists as required. Includes frame mud room addition (08045D).

4251: INTR DOOR FRAME

In conjunction with masonry stabilization reconstruct D114, D115, D116; repair/ replace jambs, sills, lintel, headers, as required to support masonry; preserve/ stabilize D114, 115, 116.

ROOF

4311: ROOF SURFACE

Renail loose metal panels, replace rusted out pieces with new and/or patch extg. panels, straighten bent edges especially along eave lines, seal open nail holes, remove loose rust and scale, coat roof with sealing primer (Penetrol) and repaint with proper roofing paint. Includes 4360.

4313: ROOF STRUCTURE

Dismantle and reconstruct NE porch (P115)[see also 08045B] roof framing to establish positive drainage, repair extg porch columns and preserve/repair all extr beaded ceiling boards, trim and ornament. Wall flashing to be replaced in conjunction with reconstruction.

4350: ROOF DRAINAGE

Complete installation of roof drainage system; gutters and downspouts at all elevations; install valley splash guard at valley between brick and frame additions, W corner; conduct water away from structure, do not discharge water from upper roofs on lower roofs, conduct all water directly to ground discharge system. See also 4920.

4360: ROOF FINISHES: Roof Finish

See 4311, Roof Surface.

FOUNDATION

4412: FOUNDATION STRUCTURE

Continue to monitor NW wall as per Non-Destructive Monitoring Program (through Feb 91 w/ possible 6 month extension) to determine long term preservation/ stabilization strategy for historic brick walls. Archeology program (1st quarter FY91) will contribute to knowledge of foundation structure.

UTILITY SYSTEMS

4630: ELECTRICAL SYSTEM

Disconnect house from incoming electrical service, stabilize existing electrical service, provide temporary electrical service on separate pole not attached to structure, provide 120 Amp service minimum, provide no less than 4 GFI duplex receptacles. Includes exterior service mounted in mud room wing (08045D); to be disconnected but retained in place.

** COMPLETED 09-20-90.

GENERAL BUILDING SITE

4912: SITE FEATURES/ GRADE/ DRAINAGE

Regrade at perimeter of house to establish positive drainage, conduct water away from structure walls.

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4130: EXTR FLOORS

SE porch (P113): remove existing floor framing system; install independent ground-based structural support system to brace porch columns and roof framing system. Remove remaining historic rail with panels, salvage deteriorated brackets for repair.

4140: EXTR WINDOWS

Preserve/ repair window frames, sash, trim, glazing, hardware, lintels, sills. Many will require complete reconstruction of frame and sash. Sash are 6/6.

4160: EXTR FINISHES: Coatings

Scrape, prep, prime, and paint all exterior wood surfaces.

4190: PORCH COLUMNS

SE porch (P113): repair and/or replace existing porch columns; brace roof framing to relieve load from columns, dismantle and reconstruct box columns following original pattern. In conjunction with other SE porch work. See 4130.

INTERIOR ENVELOPE

4213: INTR FLOOR STRUCTURE

Complete structural bracing to support existing historic floor framing system for use during stabilization period; stabilize existing floor framing system for interim use at uniformly distributed live loads of no more than 40 pounds/ square foot; replace deteriorated sills and major structural members, brace from basement or interior to stabilize floor joists as required.

4270: INTR STAIRS

Repair existing basement stair as per 4272,4273, 4274.

ROOF

4311: ROOF SURFACE

House Roof: Renail loose metal panels, replace rusted out pieces with new and/or patch extg panels, straighten bent edges especially along eave lines, seal open nail holes, repair deteriorated flashing, remove loose rust and scale, coat roof with penetrating sealing primer (Penetrol) and repaint with proper roofing paint. Includes 4360.

P113: Repair existing porch roof flashing at house wall, remove loose gravel material from roof, provide new application of penetrating/ sealing roofing tar, install downspout at porch gutter, conduct water away from structure.

P114: Dismantle and reconstruct NE porch roof framing to establish positive drainage, wall flashing to be replaced in conjunction with reconstruction.

4313: ROOF STRUCTURE

Support SE porch roof structure (P113) with independent ground-based structural support system. Repair/replace deteriorated roof framing members during preservation of porch.

Dismantle P114 NE porch roof framing in conjunction with reconstruction, See 4311.

4350: ROOF DRAINAGE

Complete installation of roof drainage system; gutters and downspouts at all elevations, etc. See 4350 at 08045A.

FOUNDATION

4410: FOUNDATION WALLS

Control discharge from roof runoff to prevent any further damage to stone foundation walls. Stabilize stone masonry in any areas where structural failure appears imminent; near D001. Allow basement to remain ventilated.

4490: BASEMENT DOOR/ D001

Reconstruct wooden elements of basement door frame and door, preserve extg. door for reuse, construct door with integral wall flashing. Repair deteriorated stone and brick masonry in the immediate area of the door frame.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

Drain down existing system to prevent further water leakage throughout house, also to prevent freezing of pipes in ventilated basement over the winter.

4630: ELECTRICAL SYSTEM

Disconnect house from incoming electrical service, stabilize existing electrical service, provide temporary electrical service on separate pole not attached to structure, provide 120 Amp service minimum, provide no less than 4 GFI duplex receptacles.

** COMPLETED 09/90.

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4160: EXTR FINISHES: Coatings

Scrape, prep, prime, and paint all exterior wood surfaces, in conjunction with work on Frame House.

ROOF

4351: ROOF DRAINAGE

Complete installation of roof drainage system; gutters, downspouts at all elevations, etc. See 4350 at 08045A.

FOUNDATIONS

4430: CHIMNEYS

Clean and inspect chimneys prior to use.

UTILITY SYSTEMS

4630: ELECTRICAL SYSTEM

Disconnect house from incoming electrical service, stabilize existing electrical service, etc. See 4630 at 08045 A & B.
** COMPLETED 09/90.

S E R I O U S

A serious deficiency of a feature exists where:

there is deterioration which, if not corrected within 2 - 5 years will result in failure of the feature; or

a threat to the health and/or life 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 a feature's deficiency.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4149: WDO SHUTTERS

Inventory extg shutters and determine extent of work required for adaptive use phase (rehang shutters), determine number of existing vs number of missing shutter units.

4150: EXTR DOORS

Preserve/ repair/ replace exterior door frames, doors, trim, hardware, glazing, lintels, sills, etc.

4160: EXTR FINISHES: Coatings

Scrape, prep, prime, and paint all exterior wooden elements.

INTERIOR ENVELOPE

4220: INTR WALLS

Remove all damaged and delaminated plaster, monitor future plaster failures.

4232: INTR CEILINGS

Remove all damaged and delaminated plaster, monitor future plaster failures.

ROOF

4311: ROOF SURFACE

Remove overhanging tree limbs from N/NE corner of house/ porch.

4390: LIGHTNING PROTECTION SYSTEM

Remove historic system remnants from structure, tag and store all elements for restoration study. Install temporary system.

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4110: EXTR WALLS

Repair and/or replace severely deteriorated framing members and exterior siding, trim, etc. Match profile of extg siding.

4170: EXTR STAIRS

Reconstruction of SE (P113) and NE (P114) porch stairs as part of porch reconstruction.

INTERIOR ENVELOPE

4220: INTR WALLS

Brace interior partitions if structural support required, walls may require repair from termite damage to stud bottoms.

4230: INTR CEILINGS

Remove loose plaster.

ROOF

4340: ROOF FLASHING

Make temporary repairs and/or replace defective flashing.

4390: LIGHTNING PROTECTION SYSTEM

Remove historic system from roof, tag and store for restoration. Install temporary system.

FOUNDATIONS

4430: CHIMNEYS

Repair masonry in attic areas.

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4110: EXTR WALLS

Repair and/or replace deteriorated framing members and exterior siding, trim, etc. Match all extg profiles.

4140: EXTR WINDOWS

Preserve/ repair window frames, sash, trim, glazing, hardware, lintels, sills. Some may require complete reconstruction.

4170: EXTR STAIRS

Stairs at P112 require structural stabilization, dismantle and reconstruct in conjunction with other porch work.

ROOF

4310: ROOF SURFACE

Patch extg roof, repair rusted areas at flashings, replace asphaltic roll roofing in areas where deteriorated. Includes 4360 preparation of roof finish.

M I N O R : ICAP/ MM unit listing only

The following listed units require work which has been determined to be minor in nature. Minor is defined as:

standard preventative maintenance practices and conservation methods have not been followed; or

there is a reduced life expectancy or affected or related materials and/or systems; or

there is a condition with long-term impact beyond 5 years.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

4130: Exterior Porch Floors
4145: Window Hardware
4151: Exterior Doors/ Frames
4158: Storm Doors and Screens
4171: Exterior Porch Stairs
4230: Interior Ceilings
4240: Interior Window
4250: Interior Doors
4270: Interior Stairs
4280: Interior Fireplaces
4340: Roof Flashing

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame Addition.....

4120: Exterior Porch Ceilings
4145: Window Hardware
4150: Exterior Doors/ Frames
4250: Interior Doors
4280: Interior Fireplaces

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

4149: Window Shutters
4150: Exterior Doors/ Frames
4210: Interior Floor
4230: Interior Ceiling
4250: Interior Doors
4260: Interior Finish
4340: Roof Flashing
4432: Chimney Structure
4610: Plumbing System
4910: Site Features

CLASS "C" COST ESTIMATE

for

RECOMMENDED TREATMENT/ PROPOSED SCOPE of WORK

STABILIZATION of MUMMA FARM HOUSE

C R I T I C A L

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4110: Stabilize masonry walls	$ 16800
4140: Preserve/ repair windows	$ 9600

INTERIOR ENVELOPE

4210: Stabilize floor framing system	$ 3960
4251: Reconstruct deteriorated door frames	$ 2250

ROOF

4311: Stabilize existing house roof, includes 4360	$ 1800
4313: Dismantle and reconstruct NE porch (P115), Complete repairs to SW porch (P116) [Includes 4190]	$ 5200
4350: Complete installation gutters/ downspouts	$ 500

FOUNDATION

4412: Continue monitoring program, develop long-term preservation strategy	$ 2500
Develop comprehensive archeology program	$????

UTILITY SYSTEMS

4630: Disconnect electrical system, install temporary construction power COMPLETED 09/90: SEE Frame House, 08045B	$ XXXX

GENERAL BUILDING SITE

4912: Establish positive drainage at house perimeter	$ 1250

CLASS "C" COST ESTIMATE: CRITICAL DEFICIENCY

****

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4130: Remove SE porch (P113) floor framing system, brace existing porch columns and roof system (includes 4190)	$ 1000
4140: Preserve/ repair windows	$ 16000
4160: Paint all exterior wood elements	$ 4800

INTERIOR ENVELOPE

4213: Stabilize existing floors, replace major structural members	$ 4000
4270: Preserve/ repair existing basement stairs (2)	$ 1000

ROOF

4311: Stabilize existing house roof surface P113: Repair existing roof surface	$ 2600
4313: P113: Preserve/ repair existing roof structure P114: Dismantle and reconstruct NE porch roof (P114) structure	$ 4800
4350: Complete installation of roof drainage system	$ 500

FOUNDATION

4410: Stabilize west corner	$ 12500
4490: Reconstruct D001 door frame w/ flashing See 4410	$ XXXX

UTILITY SYSTEMS

4610: Drain existing plumbing system	$ 150
4630: Disconnect electrical system, install temporary construction power COMPLETED 09/90	$ 750

CLASS "C" COST ESTIMATE: CRITICAL DEFICIENCY

****

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4160: Paint all exterior wooden elements	$ 1200

ROOF

4351: Complete installation of gutters/ downspouts	$ 350

UTILITY SYSTEMS

4630: Disconnect electrical system, install temporary construction power COMPLETED 09/90: SEE Frame House, 08045B	$ XXXX

****

S E R I O U S

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4149:	Develop inventory and scope of work for shutters	$ 1200
4150:	Preserve/ repair door units	$ 2250
4160:	Paint wooden elements	$ 1200

INTERIOR ENVELOPE

4220:	Remove all damaged wall plaster, clean-up	$ 750
4230:	Remove all damaged ceiling plaster, clean-up	$ 750

ROOF

4311:	Remove overhanging tree limbs	$ 350
4390:	Install temporary lightning protection system	$ 2000

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4110:	Stabilize structure and exterior skin	$ 3600

INTERIOR ENVELOPE

4220:	Remove all damaged wall plaster, clean-up	$ 1080
4230:	Remove all damaged ceiling plaster, clean-up	$ 465

ROOF

4340:	Replace defective flashing in problem areas	$ 500
4390:	Remove and salvage historic lightning protection system	$ 500

CHIMNEYS

4430:	Repair masonry in attic	$ 350

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4110: Stabilize structure and exterior skin	$ 2250
4140: Stabilize windows, etc.	$ 4200
4170: Stabilize stairs at SE porch (P112)	$ 1200

INTERIOR ENVELOPE

4220: Remove all damaged wall plaster, clean-up	$ 200
4230: Remove all damaged ceiling plaster, clean-up	$ 100

ROOF

4310: Patch roof, repair flashings	$ 1200

M I N O R

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House
ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House
ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition

No work completed in this deficiency category, estimate not completed for these items.

END

RECOMMENDED TREATMENT/ PROPOSED SCOPE of WORK: ADAPTIVE USE

****

PROPOSED ADAPTIVE USE of EXISTING STRUCTURE

The following scope of work is presented in priority order based upon the needs anticipated to complete the proposed action of adaptively using the Mumma Farm House for park administrative offices while maintaining the integrity and character defining elements of this historic structure. The three categories of Critical, Serious and Minor correspond to the Deficiency Priority listings of form NPS 10-219 used with the Inventory and Condition Assessment Program (ICAP), Version 1.0, 1989.

C R I T I C A L

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 materials as a result of the feature's deficiency; or

there is a threat to the health &/or safety of the user; or

there is a failure to meet a legislated requirement.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4110: EXTR WALLS

Stabilize masonry walls including hand raking and repointing of all exterior brick walls, dismantling and reconstructing sections of wall which are too deteriorated to be stabilized. Tie existing NW wall back into existing structure using traditional tie rod methodology, anchoring to opposing wall and/or framed structure. Clean loose and scaling whitewash/ paint layers from exterior walls and repaint based on paint layer and color analysis, make permanent repairs or replace flashing in conjunction with porch and window work, preserve/ repair and repaint all exterior trim and ornament. See also 4160.

All door and window openings to be addressed during this phase of the work. See also 4140, 4150.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

In conjunction w/ 4120, remove concrete porch (P115 and P116/117)) floor structure and replace with frame structure at same elevation. See also 4912.

4140: EXTR WINDOWS

Preserve/repair or replace deteriorated window units or individual elements of units to restore windows to fully operational condition; this includes window frames, sash, trim, glazing, hardware, lintels, sills at brick house and mud room wing (08045D).

Conduct separate evaluation of each window with treatment schedule.

4144: WINDOW GLAZING

Special mention is made of this section due to the extraordinary amount of historic glass which is in excellent condition. Each individual pane of historic glass is to be individually labeled and recorded as to which lite of which opening in which it was mounted. Glass will be returned to original openings. Broken or missing glass will be replaced with double strength modern glass.

4150: EXTR DOORS

Preservation strategy as outlined for 4140: Windows. Special attention given to openings in SW wall due to deteriorated condition of masonry. Conduct separate evaluation of each door opening with treatment schedule.

4160: EXTR FINISH

Conduct paint analysis of all exterior elements which are currently painted. Determine paint layer and color chronology for certain elements. Based on study determine exterior finishes and prepare material and execution specifications.

4190: EXTR PORCH COLUMNS

Work included with 4120. Preserve/ stabilize/ repair columns. Replace missing elements, dismantle and reglue if required, replace rotted elements with reproduction elements, prep, prime and paint.

INTERIOR ENVELOPE

4210: INTR FLOOR SYSTEMS

Includes floor surface, decking and structure. Replace existing floor structure at first and second floor levels with new floor framing system designed to carry 100 pounds per square foot required load for public assembly, or whatever use is determined through programming study to be more appropriate.

Attic structure would not be modified unless determined usage requires additional live load capacity/ PSF.

Code requirements for Minimum Uniformly Distributed Live Loads (Table 1106) according to the Building Officials and Code Administrators (BOCA) International, Inc., National Basic Building Code, Tenth Edition, 1987 are as follows for potential proposed uses of the structure:

Public Assembly Areas:	100 PSF	= pounds/ square foot
Offices:	50 PSF	
Attics (no storage):	20 PSF	
Light Storage:	125 PSF	
Roof:	25 PSF	

Recommended for Government Office Space: 70 PSF

4214: FLOOR INSULATION

Question to be determined based on programmed use of space. Most likely floor insulation will be required under the first floor.

4221: INTR WALL STRUCTURE

Interior surfaces of NW and SW exterior brick walls need hand rake and repoint, repair masonry as required, see 4110. Reconstruction of interior wythes of the wall will be needed near the following openings W113, D114, W116, D116, W214, and W215. Evidence of earlier floor joist pockets will be preserved.

ROOF

4311: ROOF SURFACE

Replace existing metal roof with new wood shingle roof to match remnants of historic wood shingle roof under existing metal, or replace existing metal roof with new corrugated metal roof to match existing pattern. Sheathing and structure will require modifications determined by which plan of action is approved. Determination based on completion of history research or further study of architectural chronology of structure. See 4360.

4313: ROOF STRUCTURE

Dismantle and reconstruct NE porch (P115) [see also 08045B] roof framing to establish positive drainage, repair existing porch columns and preserve/ repair all beaded porch ceiling boards, trim and ornament. Wall flashing to be replaced in accordance with SMACNA during porch reconstruction. See also 4160.

In dismantling of porch look for ghosts of earlier porch structure.
Stabilize structure of SW porch (P116/117) including roof framing and columns. Flashing with brick house and frame house to be replaced and installed in accordance with SMACNA.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

Replace or reuse existing system dependent upon design load of maximum rainfall for area. If current system (installed 09/90) is adequate, reuse as applicable with improvements. If current system is not adequate replace with appropriately designed and sized system. Install perimeter drainage system to carry roof rain water discharge (options include dry well or connect to existing storm sewer if applicable). See 4912.

4360: ROOF FINISH

Treat metal and/or wood shingle roof as per manufacturers specifications. Historic period appearance pending completion of Historical data research.

FOUNDATION

4412: FOUNDATION STRUCTURE

Continue to monitor NW wall as per Non-Destructive Monitoring Program and Proposed Archeology Program to determine exact nature and condition of existing (?) foundation.

Options include no work through tie-back of wall to opposing wall or frame structure if existing (?) foundation is adequate and can be stabilized, or underpinning of existing wall if inadequate foundation exists.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

Replace existing system with new system as per approved program use for space. Includes potentially the following: supply pipe network within structure, waste pipe network/ interior and exterior , plumbing fixtures, equipment, septic system, etc. City water has been brought to the structure, no additional work would be required in this regard.

4630: ELECTRICAL SYSTEM

Replace existing system with new system as per approved program use of space. Includes potentially the following: incoming service (above ground, underground, etc), distribution system, wiring network, switches, outlets, fixtures, other electrical equipment, communication system, etc.

4650: HVAC SYSTEM

Design and install new heating/ ventilating/ air-conditioning system as no current system exists in structure.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

Determine fire egress needs, design and implement approved system including: means of egress, stairs/ railings, door/ hardware needs, emergency lightning, exit signage, fire escapes, etc.

4720: INTRUSION SYSTEM

Determine intrusion system needs, design and implement approved system including: intrusion alarms, controls, detectors, etc.

4730: FIRE DETECTION SYSTEM

Determine fire detection system needs, design and implement approved system including: alarms, controls, detectors, etc.

4740: SMOKE CONTROL SYSTEM

Determine smoke control system needs, design and implement approved system: alarms, controls, device/equipment needs, etc.

4750: FIRE SUPPRESSION SYSTEM

Determine fire suppression system needs, design and implement system including: alarms, controls, sprinkler devices, piping network, pumps/compressors, fire stops, extinguisher, etc.

4760: SEISMIC

Determine structural seismic needs, design and implement approved system including structural requirements (if any).

4770: HANDICAPPED ACCESS

Determine disabled persons (handicapped) access needs and federal requirements, design and implement system including: parking, entry/route, program access, restrooms, drinking fountains, etc.

GENERAL BUILDING SITE

4910: SITE FEATURES

Determine site feature improvement and facility needs, design and implement program including: drives, parking facilities, regrading and drainage (see 4912), vegetation control and management, walkways, and other site design requirements (exterior lighting, etc).

4912: SITE GRADING/ DRAINAGE

Regrade at perimeter of house to correct negative drainage and establish positive drainage to conduct water away from the walls, also install underground perimeter drainage system. See 4350 this structure, and also foundation drainage, moisture protection and damp-proofing at frame house (08045B).

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House .....

NOTE: elements where the recommended treatment will be the same for the Frame House as described for the Brick House are listed by the element number with a reference to the same element number as found at 08045A (Brick house). The description for the recommended treatment will be found under Brick House work requirements. Additional work required at the Frame House will be separately listed and described in this section.

EXTERIOR ENVELOPE

4112: EXTR WALL STRUCTURE

Complete structural reconstruction of NW wall and West corner; dismantle and reconstruct areas of major deteriorated framing members.

** EMERGENCY STABILIZATION WORK COMPLETED 09/90.

Complete sill and corner post replacement at all locations around perimeter of structure. See also 4213.

4113: EXTR WALL INSULATION

Wall insulation will be required in all exterior wall cavities. Exact nature of insulation to be determined based on programmed use of space.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

SE porch (P113) and NE porch (P114): dismantle and reconstruct exterior porch decking and floor framing system. Critical work also includes 4120 (Extr Porch Roof Structure), 4170 (Railings) and 4190 (Columns). Serious work includes 4172, and 4173 (Stair Decking and Structure).

4140: EXTR WINDOWS

See this element under 08045A: Brick House.

4144: GLAZING

See this element under 08045A: Brick House.

4160: EXTR FINISH

Scrape, prep, prime and paint all exterior wood surfaces; make repairs to substrate in conjunction with prep work. Specifications for prime and paint to be based on further exterior paint layer and color analysis. All exterior wood work to be preserved/ repaired and/or replaced. Replace with like size, species, profile, etc.

4190: EXTR PORCH COLUMNS

SE porch (P113): Preserve/ repair and/or replace existing porch columns; brace roof framing to relieve load from columns and support roof framing system, etc. Dismantle and reconstruct box columns following original pattern. In conjunction with other SE porch work. See 4130 this structure for work also included.

INTERIOR ENVELOPE

4210: INTR FLOORS SYSTEM

Includes floor surface, decking, structure.
See this element under 08045A: Brick House.

4213: INTR FLOOR STRUCTURE

As per Phase I Stabilization (FY90) Mid-Term Review Meeting:

> "Replace only badly deteriorated joists with new matching (2"X 7") joists, if joists are still somewhat stable but need support through bolt a "sister" or supplemental joist to the existing joist and connect at sill plate with a double joist hanger;
>
> Future joist replacement will be based on using joist hangers to secure new and/or replacement joists into the historic framing system".

If historic joists are deteriorated beyond the structurally usable phase than they will be replaced with new 2" X 7" joists and will be hung from the sill plate with joist hangers. The major structural framing members of the floor framing system (summer beams, posts, ledger beams, etc.) will be replaced "in-kind". Additional structural members may be added in order to meet uniform live load requirements.

4214: INTR FLOOR INSULATION

Most likely floor insulation will be required under the first floor.

ROOF

4311: ROOF SURFACE

See this element under 08045A: Brick House, except if replacing existing metal roof with new metal roof use standing seam V-crimp metal to match existing roof patterns.

4313: ROOF STRUCTURE

For NE porch (P114) same treatment as described this element under 08045A: Brick House. Work would be conducted in conjunction with work at NE porch (P115) at Brick House.Stabilize roof framing structure at SE porch (P113) in conjunction with work described in 4130 this structure.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

See this element under 08045A: Brick House.

4360: ROOF FINISH

See this element under 08045A: Brick House.

FOUNDATION

4412: FOUNDATION WALL STRUCTURE

Excavate around perimeter of structure to allow hand raking and repointing of all below grade exterior foundation wall surfaces. Above grade portions were repointed in 1989 by park maintenance.

Areas of structural failure will be dismantled and reconstructed. Structural work will be required at the NW wall at West corner of foundation at D001 (extr basement door entry) and opening broken through wall adjoining kitchen addition SW wall at West corner. Other areas may need structural work but have not been identified. See also 4414 and 4415.

4414: FOUNDATION DRAINAGE

In conjunction with exterior repointing, repargetting and damp-proofing of stone foundation wall, install exterior perimeter drainage system which is designed to provide adequate drainage and hydrostatic pressure relief at walls and will also carry away the roof water being discharged by the roof drainage system. Options include discharge either to new dry-well, discharge to daylight, or discharge to storm sewer system (new or existing).

4415: FOUNDATION MOISTURE PROTECTION

Below grade areas will be (re-?)-pargetted on the exterior and coated with a bituminous damp-proofing material in conjunction with Foundation Drainage, 4414.

Moisture barrier may be addressed in dealing with replacement of existing basement floor.

4422: PORCH PIER STRUCTURE

NE porch (P114): reconstruct brick porch piers in conjunction with reconstruction of porch deck and floor framing system.

4490: BASEMENT DOOR/ D001

Reconstruct wooden elements of basement door frame and door, preserve existing door for reuse, construct door frame with integral wall flashing. See 4412 for reconstruction of structurally damaged portions of stone foundation walls.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

See this element under 08045A: Brick House.

4630: ELECTRICAL SYSTEM

See this element under 08045A: Brick House.

4650: HVAC SYSTEM

See this element under 08045A: Brick House.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

See this element under 08045A: Brick House.

4720: INTRUSION SYSTEM

See this element under 08045A: Brick House.

4730: FIRE DETECTION SYSTEM

See this element under 08045A: Brick House.

4740: SMOKE CONTROL SYSTEM

See this element under 08045A: Brick House.

4750: FIRE SUPPRESSION SYSTEM

See this element under 08045A: Brick House.

4760: SEISMIC

See this element under 08045A: Brick House.

4770: HANDICAPPED ACCESS

See this element under 08045A: Brick House.

GENERAL BUILDING SITE

4910: SITE FEATURES

See this element under 08045A: Brick House.

4912: SITE GRADING/ DRAINAGE

See this element under 08045A: Brick House and also 4412, 4414, and 4415 this structure.

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4112: EXTR WALL STRUCTURE

Dismantle and reconstruct areas of major deteriorated framing members.

4113: EXTR WALL INSULATION

Wall insulation will be required in all exterior wall cavities. Exact nature of insulation to be determined based on programmed use of space.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

P112: dismantle and reconstruct exterior porch decking and floor framing system.

4140: EXTR WINDOWS

See this element under 08045A: Brick House.

4160: EXTR FINISH

Scrape, prep, prime and paint all exterior wood surfaces; make repairs to substrate in conjunction with prep work. Specifications for prime and paint to be based on further exterior paint layer and color analysis. All exterior wood work to be preserved/ repaired and/or replaced. Replace with like size, species, profile, etc.

INTERIOR ENVELOPE

4210: INTR FLOORS SYSTEM

Includes floor surface, decking, structure.
See this element under 08045A: Brick House.

4213: INTR FLOOR STRUCTURE

If historic joists are deteriorated beyond the structurally usable phase than they will be replaced with new 2" X 7" joists and will be hung from the sill plate with joist hangers. The major structural framing members of the floor framing system (summer beams, posts, ledger beams, etc.) will be replaced "in-kind". Additional structural members may be added in order to meet uniform live load requirements.

4214: INTR FLOOR INSULATION

Most likely floor insulation will be required under the first floor.

ROOF

4311: ROOF SURFACE

Replace exsiting roof with new BUR roof, or replace with new flat seam metal roof for upgrade.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

See this element under 08045A: Brick House.

FOUNDATION

4414: FOUNDATION DRAINAGE

Install exterior perimeter drainage system which is designed to provide adequate drainage and hydrostatic pressure relief at walls and will also carry away the roof water being discharged by the roof drainage system. Options include discharge either to new dry-well, discharge to daylight, or discharge to storm sewer system (new or existing).

4422: PORCH PIER STRUCTURE

Porch (P112): reconstruct brick porch piers in conjunction with reconstruction of porch deck and floor framing system.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

See this element under 08045A: Brick House.

4630: ELECTRICAL SYSTEM

See this element under 08045A: Brick House.

4650: HVAC SYSTEM

See this element under 08045A: Brick House.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

See this element under 08045A: Brick House.

4720: INTRUSION SYSTEM

See this element under 08045A: Brick House.

4730: FIRE DETECTION SYSTEM

See this element under 08045A: Brick House.

4740: SMOKE CONTROL SYSTEM

See this element under 08045A: Brick House.

4750: FIRE SUPPRESSION SYSTEM

See this element under 08045A: Brick House.

4760: SEISMIC

See this element under 08045A: Brick House.

4770: HANDICAPPED ACCESS

See this element under 08045A: Brick House.

GENERAL BUILDING SITE

4910: SITE FEATURES

See this element under 08045A: Brick House.

4912: SITE GRADING/ DRAINAGE

See this element under 08045A: Brick House and also 4412, 4414, and 4415 this structure.

4990: BUILDING GENERAL

Not recommended at this time, but based on management decision the cost for removal is included for reference.

Dismantle/ remove existing kitchen addition, restore site and exposed elevation of Frame House. Action of this nature would require a comleted and approved Historic Structure Report as well as full Section 106 review.

ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition . . . . . .

Included under 08045A: MUMMA FARM HOUSE: Brick House.

** CONTINUE to SERIOUS DEFICIENCIES...END THIS SECTION.

PROPOSED ADAPTIVE USE of MUMMA FARM HOUSE

The following scope of work is presented in priority order based upon the needs anticipated to complete the proposed action of adaptively using the Mumma Farm House for park administrative offices while maintaining the integrity and character defining elements of this historic structure. The three categories of Critical, Serious and Minor correspond to the Deficiency Priority listings of form NPS 10-219 used with the Inventory and Condition Assessment Program (ICAP), Version 1.0, 1989.

S E R I O U S

A Serious deficiency of a feature exists where:

there is deterioration which, if not corrected within 2-5 years will result in failure of the feature; or

a threat to the health and/or life safety of the user may occur within 2-5 years if the deterioration is not corrected; or

there is deterioration of the adjacent or related materials and/or systems as a result of a feature's deficiency.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

After completion of wall stabilization (4110), exterior wall surfaces will be treated as per results of further research into paint layer and color analysis. Options include cleaning all coatings from brick, repaint or whitewash.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure.

4145: EXTR WINDOW HARDWARE

Shutter hardware exists at all window openings except attic windows. Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4148: EXTR WINDOW STORM/ SCREENS

Using remaining examples of historic storm sash and screen frames, construct new storm sash and screen frames for all window openings. Preserve/ repair existing units.

4149: EXTR WINDOW SHUTTERS

Preserve/repair existing shutter units and rehang in opening from which it originated (this will require sorting through shutter units and completing an inventory and analysis of which shutters go with which window opening). Construct new shutter units for window openings for which there are no existing shutters.

4158: EXTR DOOR STORM/ SCREENS

Using remaining examples of historic storm doors and screen door frames, construct new storm and screen doors for all exterior door openings. Preserve/ repair existing units.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating treatments.

INTERIOR ENVELOPE

4220: INTR WALLS

Interior surfaces brick walls need hand rake and repoint, repair masonry as required, see 4110/Critical. Interior frame walls generally will not require structural work.

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same work recommendations as per 4220.

4245: WINDOW HARDWARE

Provide complete window hardware (based on existing) for each window unit. This includes where applicable: sash weights and cords, pulls, latches, locks, etc. Damaged hardware will be repaired when possible, missing hardware will be replaced with suitable matching hardware. Specification to be written as part of preliminary design phase of work.

4250: INTR DOORS

This includes door frames, doors, door trim, door hardware, thresholds, etc. Preserve/repair all existing fabric. Repair doors where minor damage has occurred with dutchman technique. Preserve finishes at all costs. See 4245 for hardware treatment and 4261 for finish treatment.

4261: INTR FINISHES: Coatings

Clean and retouch all grained surfaces, restore if badly damaged. Protect and preserve existing finishes throughout the adaptive reuse project as most elements are in good condition and only minimal retouching is necessary at this time (09/90).

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

4280: INTR FIREPLACES

Existing fireplace flues and fireboxes will require thorough inspection and evaluation if intended for use. Flues, fireboxes, dampers, stove inserts, etc., will require complete rehabilitation as they have been previously converted to stove use.

Mantle pieces are in good condition and require very little work in terms of their decorative function.

ROOF

4315: ROOF CORNICE

Preserve/repair deteriorated portions of cornice.

4390: ROOF OTHER

Restore lightning protection system using remaining elements of historic system as patterns for new system; new system to meet code and receive UL Master Label after installation.

Restore snow board brackets and snow boards using remaining elements of existing as patterns for new system.

FOUNDATION

4413: FOUNDATION VENTILATION

Provide crawl space ventilation by excavation under existing floor framing system, regrading at exterior and providing openings to create positive air flow under floor.

4433: CHIMNEYS: FLUE/STACK

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

NOTE: elements where the Recommended Treatment will be the same for the Frame House as described for the Brick House are listed by the element number with a reference to the same element number as found at 08045A: Brick House. The description for the Recommended Treatment will be found under Brick House work requirements. Additional work required at the Frame House will be separately listed and described in this section.

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

Preserve/repair and/or replace deteriorated portions of any exterior wood siding and/or trim. Match profile, etc., of existing pieces. Use dutchman technique of repairing partially deteriorated elements rather than replacing a partially deteriorated element. Prep and paint following painting specifications for exterior application.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure. Wall insulation of some kind will probably be required to upgrade performance of structure.

4145: EXTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4148: EXTR WINDOW: STORM/ SCREENS

See this element under 08045A: Brick House.

4149: EXTR WINDOW SHUTTERS

See this element under 08045A: Brick House.

4150: EXTR DOORS

This includes door frames, doors, door trim, door glazing, lintels, sills, thresholds. Preserve/repair or replace deteriorated door units or individual elements to restore doors to fully operational condition.

4155: EXTR DOOR HARDWARE

Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4158: EXTR DOOR: STORM/ SCREENS

See this element under 08045A: Brick House.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating requirements.

4170: EXTR STAIRS

Reconstruct exterior porch stairs at SE porch (P113). Use archeology to determine outermost stringer position relative to porch foundation. Determine configuration of stair by dividing distance of bottom tread from foundation by standard number for exterior riser height for exterior stairs.

INTERIOR ENVELOPE

4220: INTR WALLS

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same Work Recommendation as per 4220.

4245: INTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4250: INTR DOORS

See this element under 08045A: Brick House.

4261: INTR FINISHES: Coatings

Clean and retouch all grained surfaces, restore if badly damaged. Protect and preserve existing finishes throughout the adaptive reuse project as most elements are in good condition and only minimal retouching is necessary at this time (09/90).

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

4270: INTR STAIRS

Protect grained surfaces at existing hall stair (R101) through duration of adaptive use. Repair loose spindles in railing, strengthen newel posts at bottom landing and at top landing by shimming or regluing structural connection at floor and rail.

4280: INTR FIREPLACES

See this element at 08045A: Brick House.

ROOF

4315: ROOF CORNICE

Preserve/ repair deteriorated portions of cornice soffit, fascia and gutter board.

4316: ROOF EAVES/ BRACKETS

Preserve/ repair deteriorated brackets; remove deteriorated brackets to make repairs, use epoxy or dutchman technique to repair rather than replace historic brackets. Applies to SE porch (P113) also. Smaller brackets in worse condition than main house brackets, some with missing elements which will need to be replaced with new material.

4390: ROOF OTHER

Restore lightning protection system using remaining elements of historic system as patterns for new system; new system to meet code and receive UL Master Label after installation.

Restore snow board brackets and snow boards using remaining elements of existing as patterns for new system.

FOUNDATION

4411: FOUNDATION WALL SURFACE

Hand rake and repoint interior wall surfaces. Repargett all interior stone foundation wall surfaces. After pargetting has set-up, prep and paint with appropriate masonry wall interior finish product in the paint family. Color to be based on paint layer and color analysis.

4433: CHIMNEYS: Flue/ Stack

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

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ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

Preserve/repair and/or replace deteriorated portions of any exterior wood siding and/or trim. Match profile, etc., of existing pieces. Use dutchman technique of repairing partially deteriorated elements rather than replacing a partially deteriorated element. Prep and paint following painting specifications for exterior application.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure. Wall insulation of some kind will probably be required to upgrade performance of structure.

4145: EXTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4148: EXTR WINDOW: STORM/ SCREENS

See this element under 08045A: Brick House.

4149: EXTR WINDOW SHUTTERS

See this element under 08045A: Brick House.

4150: EXTR DOORS

This includes door frames, doors, door trim, door glazing, lintels, sills, thresholds. Preserve/repair or replace deteriorated door units or individual elements to restore doors to fully operational condition.

4155: EXTR DOOR HARDWARE

Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4158: EXTR DOOR: STORM/ SCREENS

See this element under 08045A: Brick House.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating requirements.

4170: EXTR STAIRS

Reconstruct exterior porch stairs at SE porch (P112).

INTERIOR ENVELOPE

4220: INTR WALLS

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same Work Recommendation as per 4220.

4245: INTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4250: INTR DOORS

See this element under 08045A: Brick House.

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

ROOF

4315: ROOF CORNICE

Preserve/ repair deteriorated portions of cornice soffit, fascia and gutter board.

FOUNDATION

4433: CHIMNEYS: Flue/ Stack

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

** CONTINUE to MINOR DEFICIENCies

M I N O R : ICAP/ MM unit listing only

The following listed units require work which has been determined to be minor in nature. A Minor deficiency of a feature exists where:

standard preventative 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.

The recommended treatment and proposed scope of work for these elements will be as described in the Work Recommendations section of the Historic Structures Assessment Report (HSAR) for each individual structure.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House . . . . . .
ANTI-3210-08045D: MUMMA FARM HOUSE: Shed Addition . . . . . .

4116:	EXTR WALL TRIM	Others not listed are incor-
4121:	EXTR CEILING SURFACE	porated into units which
4123:	EXTR CEILING TRIM	are listed under either
4131:	EXTR FLOOR SURFACES	Critical or Serious headings
4151:	EXTR DOOR FRAMES	because the majority of the
4155:	EXTR DOOR HARDWARE	work required immediate
4156:	EXTR DOOR LINTELS	attention.
4223:	INTR WALL TRIM	
4224:	INTR WALL ORNAMENT	
4243:	INTR WINDOW TRIM	
4247:	INTR STAIR SURFACE	

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House . . . . . .
ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition . . . . . .

4116:	EXTR WALL TRIM	4253:	INTR DOOR TRIM
4117:	EXTR WALL ORNAMENT	4255:	INTR DOOR HARD
4121:	EXTR CEILING SURFACE	4271:	INTR STAIR SUR
4122:	EXTR CEILING STRUCTURE		
4123:	EXTR CEILING TRIM	Others not listed are	
4131:	EXTR FLOOR SURFACES	incorporated into units	
4147:	EXTR WINDOW SILL	which are listed under	
4151:	EXTR DOOR FRAME	either Critical or	
4223:	INTR WALL TRIM	Serious headings because	
4233:	INTR CEILING TRIM	the majority of the work	
4243:	INTR WINDOW TRIM	required immediate attn.	

CLASS "C" COST ESTIMATE

for

RECOMMENDED TREATMENT/ PROPOSED SCOPE of WORK

PROPOSED ADAPTIVE USE of MUMMA FARM HOUSE

C R I T I C A L

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4110:	Stabilize masonry walls	$ 16800
4120:	See 4313	
4130:	Remove concrete porch slab	$ 3000
4140:	Preserve/ repair windows	$ 9600
4144:	Reglaze windows	$ 600
4150:	Reconstruct door frames, preserve /repair doors	$ 2800
4160:	Conduct analysis and execute treatment	$ 1200
4190:	See 4313	

INTERIOR ENVELOPE

4210:	Reconstruct floor framing systems to code	$ 10560
4214:	Install floor insulation	$ 660
4221:	Repair interior wall structure (included w/ 4110)	$ 9800

ROOF

4311:	Replace existing roof with wood shingle	$ 12000
OR	Replace existing roof with corrugated metal	$ 4500
4313:	Dismantle and reconstruct porch roofs (P115/116)	$ 5120
4314:	Install roof/ ceiling insulation	$ 1500
4350:	Install roof drainage system	$ 700

4360: Included w/ 4311	$ XXXX
FOUNDATION	
4412: Continue monitoring program for 6 more months	$ 2500
Stabilize and underpin foundation	$ 8600
UTILITY SYSTEMS **	
4610: New plumbing system	
4630: New electrical system	
4650: New HVAC system	
FIRE/ HEALTH/ LIFE SAFETY **	
4710: New fire egress system	
4720: New intrusion system	
4730: New fire detection system	
4740: New smoke control system	
4750: New fire suppression system	
4760: Seismic retrofitting of existing structure	
4770: Provide access for the disabled	
GENERAL BUILDING SITE	
4910: New site facilities	$ N/A
4912: Regrading and site drainage	$ 3600

** Estimate for this item included as part of the Frame House estimate. For individual estimate of Brick House cost per element figure at 40 % percent of the Frame House cost which is the project total for that element.

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4112:	Replace deteriorated structural members	$ 3600
4113:	Install wall insulation	$ 1600
4130:	Reconstruct porch floor structure (P113/114)	$ 1920
4140:	Preserve/ repair windows	$ 16000
4144:	Reglaze windows	$ 1000
4160:	Preserve/ repair, paint all exterior wood elements	$ 4800
4190:	Preserve/ repair, replace porch columns	$ 4400

INTERIOR ENVELOPE

4210:	Reconstruct floor framing systems to applicable code	$ 12000
4213:	See 4210	$ XXXX
4214:	Install floor insulation	$ 1000

ROOF

4311:	Replace existing roof with wood shingle	$ 14000
OR	Replace existing roof with panelized V-crimp standing seam metal	$ 6300
4313:	Dismantle and reconstruct porch roofs (P113/114)	$ 4800
4314:	Install roof/ ceiling insulation	$ 1000
4350:	Install roof drainage system	$ 840
4360:	Included w/ 4311	$ XXXX

CLASS "C" COST ESTIMATE: CRITICAL DEFICIENCY

PROPOSED ADAPTIVE USE of MUMMA FARM HOUSE PAGE 4

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FOUNDATION	
4412: Hand rake and repoint extr foundation walls	$ 6500
4414: Foundation drainage system	$ 800
4415: Foundation damp-proofing system	$ 7150
4422: Reconstruct porch piers (P114)	$ 625
4490: Structural foundation work at basement entrance	$ 12500
UTILITY SYSTEMS	$ 80000
4610: New plumbing system	
4630: New electrical system	
4650: New HVAC system	
FIRE/ HEALTH/ LIFE SAFETY	$ 30000
4710: New fire egress system	
4720: New intrusion system	
4730: New fire detection system	
4740: New smoke control system	
4750: New fire suppression system	
4760: Seismic retrofitting of existing structure as part of structural work during framing system rehab (diag bracing)	$ 1500
4770: Provide access for the disabled 1500#, 2 level hydraulic oil lift	$ 38700
GENERAL BUILDING SITE	
4910: New site facilities, included w/ 08045A	
4912: Regrading and site drainage, included w/ 08045A	

CLASS "C" COST ESTIMATE: CRITICAL DEFICIENCY

PROPOSED ADAPTIVE USE of MUMMA FARM HOUSE PAGE 5

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ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4112:	Replace deteriorated structural members	$ 630
4130:	Stabilize porch floor structure (P112)	$ 420
4140:	Preserve/ repair windows	$ 7200
4160:	Preserve/ repair, paint all exterior wood elements	$ 1350

INTERIOR ENVELOPE

4210:	Reconstruct floor framing systems to applicable code	$ 2240
4213:	See 4210	$ XXXX
4214:	Install floor insulation	$ 320

ROOF

4311:	Replace existing roof with flat seam metal	$ 3700
OR	Replace existing roof with new bituminous roof	$ 2700
4314:	Install roof/ ceiling insulation	$ 500
4350:	Install roof drainage system	$ 520

FOUNDATION

4414:	Foundation drainage system	$ 520
4422:	Reconstruct porch piers (P112)	$ 1000

UTILITY SYSTEMS **

4610: New plumbing system

4630: New electrical system

4650: New HVAC system

CLASS "C" COST ESTIMATE: CRITICAL DEFICIENCY

****

FIRE/ HEALTH/ LIFE SAFETY **

4710: New fire egress system

4720: New intrusion system

4730: New fire detection system

4740: New smoke control system

4750: New fire suppression system

4760: Seismic retrofitting of existing structure

4770: Provide access for the disabled

GENERAL BUILDING SITE **

4910: New site facilities, included w/ 08045A

4912: Regrading and site drainage, included w/ 08045A

4990: Dismantle/ remove existing structure $ 3500

**: Estimate for this item included as part of the Frame House estimate. For individual estimate of Kitchen Addition cost, figure at 12.5 % percent of the Frame House total.

S E R I O U S

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4111:	Prepare exterior wall surfaces as per approved treatment	$ 12000
4113:	Install intr wall insulation	$ 1200
4145:	Preserve/repair/replace shutter hardware	$ 1800
4148:	Reconstruct storm windows/screens	$ 3000
4149:	Preserve/repair/replace shutters	$ 7200
4158:	Reconstruct storm doors/screens	$ 1200
4161:	Included as part of 4111	$ XXXX

INTERIOR ENVELOPE

4220:	Repair/reconstruct walls as per approved treatment:	
	a. repair existing plaster	$ 16800
OR		
	b. install veneer plaster system	$ 15120
4230:	Repair/reconstruct ceilings as per approved treatment:	
	a. repair existing plaster	$ 10560
OR		
	b. install veneer plaster system	$ 7260
4245:	Preserve/repair/replace window hardware	$ 1800
4250:	Preserve/repair/refinish interior doors, etc.	$ 3000
4261:	Preserve/repair/refinish grained finishes	$ 12000

CLASS "C" COST ESTIMATE: SERIOUS DEFICIENCY

****

4262: Install new interior finishes

a. floors: commercial grade carpet	$	4851
OR		
refinish hardwood floors	$	6600
b. walls: paint: prep (remove extg wallpaper) prime, and finish coat	$	8400
OR		
wallpaper: prep, prime and re-paper over existing paper, cost of paper not included	$	3500
c. ceilings: paint: prep (remove extg wallpaper) prime, and finish coat	$	5280
OR		
paper; prep, prime and re-paper over existing paper, cost of paper not included	$	2310
4280: Preserve/ repair mantlepiece	$	350

ROOF

4315: Preserve/repair cornice	$	700
4390: Restore lightning protection system **		
Restore snow boards/ brackets **		

FOUNDATION

4413: Provide ventilation, hand excavated (Archeological survey program not included)	$	6600
4433: Repair chimneys	$	750

** ESTIMATE FOR THIS ITEM INCLUDED UNDER 08045B

CLASS "C" COST ESTIMATE: SERIOUS DEFICIENCY

****

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

EXTERIOR ENVELOPE

4111:	Prepare exterior wall surfaces as per approved treatment	$ 8000
4113:	Install intr wall insulation	$ 1600
4145:	Preserve/repair/replace shutter hardware	$ 3000
4148:	Reconstruct storm windows/screens	$ 5000
4149:	Preserve/repair/replace shutters	$ 12000
4150:	Preserve/repair/replace exterior doors, etc.	$ 1800
4155:	Preserve/repair/replace door hardware	$ 1100
4158:	Reconstruct storm doors/screens	$ 1200
4161:	Included as part of 4111	$ XXXX
4170:	Reconstruct porch stairs (P113)	$ 2500

INTERIOR ENVELOPE

4220:	Repair/reconstruct walls as per approved treatment:	
	a. repair existing plaster	$ 24000
OR		
	b. install veneer plaster system	$ 21600
4230:	Repair/reconstruct ceilings as per approved treatment:	
	a. repair existing plaster	$ 12000
OR		
	b. install veneer plaster system	$ 9000
4245:	Preserve/repair/replace window hardware	$ 3000
4250:	Preserve/repair/refinish interior doors, etc.	$ 5400
4261:	Preserve/repair/refinish grained finishes	$ 18000

4262:	Install new interior finishes	
	a. floors: commercial grade carpet	$ 7200
OR		
	refinish hardwood floors	$ 9750
	b. walls: paint: prep (remove extg wallpaper) prime, and finish coat	$ 19200
OR		
	wallpaper: prep, prime, and re-paper over existing paper, cost of paper not included	$ 8000
	c. ceilings: paint: prep (remove extg paper) prime, and finish coat	$ 7800
OR		
	paper: prep, prime and re-paper over existing paper, cost of paper not included	$ 3420
4270:	Stabilize interior main hall stair	$ 1500
4280:	Preserve/ repair mantlepiece	$ 700
ROOF		
4315:	Preserve/repair cornice	$ 800
4316:	Preserve/repair cornice brackets	$ 3900
4390:	Restore lightning protection system	$ 7500
	Restore snow boards/ brackets	$ 1280
FOUNDATION		
4411:	Hand rake, repoint, reparget interior stone walls	$ 9200
4433:	Repair chimneys	$ 2250

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4111:	Prepare exterior wall surfaces as per approved treatment	$ 2250
4113:	Install intr wall insulation	$ 450
4145:	Preserve/repair/replace shutter hardware	$ 750
4148:	Reconstruct storm windows/screens	$ 1250
4149:	Preserve/repair/replace shutters	$ 3000
4150:	Preserve/repair/replace exterior doors, etc.	$ 1800
4155:	Preserve/repair/replace door hardware	$ 1050
4158:	Reconstruct storm doors/screens	$ 800
4170:	Reconstruct porch stairs (P112)	$ 1200

INTERIOR ENVELOPE

4220:	Repair/reconstruct walls as per approved treatment:	
	a. repair existing plaster	$ 4060
OR		
	b. install veneer plaster system	$ 3570
4230:	Repair/reconstruct ceilings as per approved treatment:	
	a. repair existing plaster	$ 2080
OR		
	b. install veneer plaster system	$ 1430
4245:	Preserve/repair/replace window hardware	$ 750
4250:	Preserve/repair/refinish interior doors, etc.	$ 1200

4262: Install new interior finishes

a. floors: commercial grade carpet	$ 1000
b. walls: paint: prep (remove extg wallpaper) prime and finish coat	$ 2040
OR	
wallpaper: prep, prime and re-paper over existing paper, cost of paper not included	$ 850
c. ceilings: paint: prep (remove extg paper) prime and finish coat	$ 1040
OR	
paper: prep, prime and re-paper over existing paper, cost of paper not included	$ 460

ROOF

4315: Preserve/repair cornice $ 800

FOUNDATION

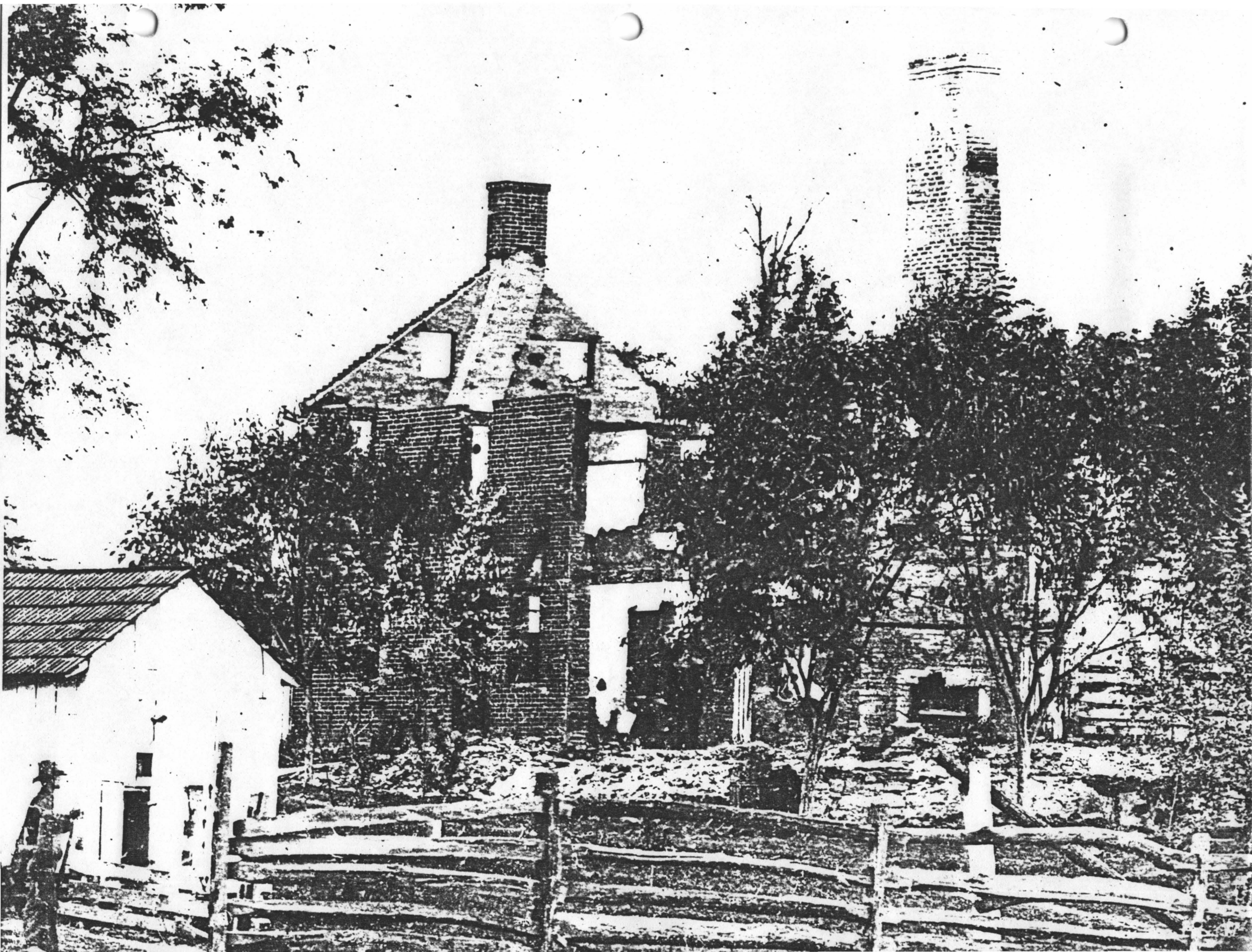
4433: Repair chimneys $ 750

M I N O R D E F I C I E N C Y

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House
ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House
ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition

No work completed in this deficiency category, estimate not completed for these items.

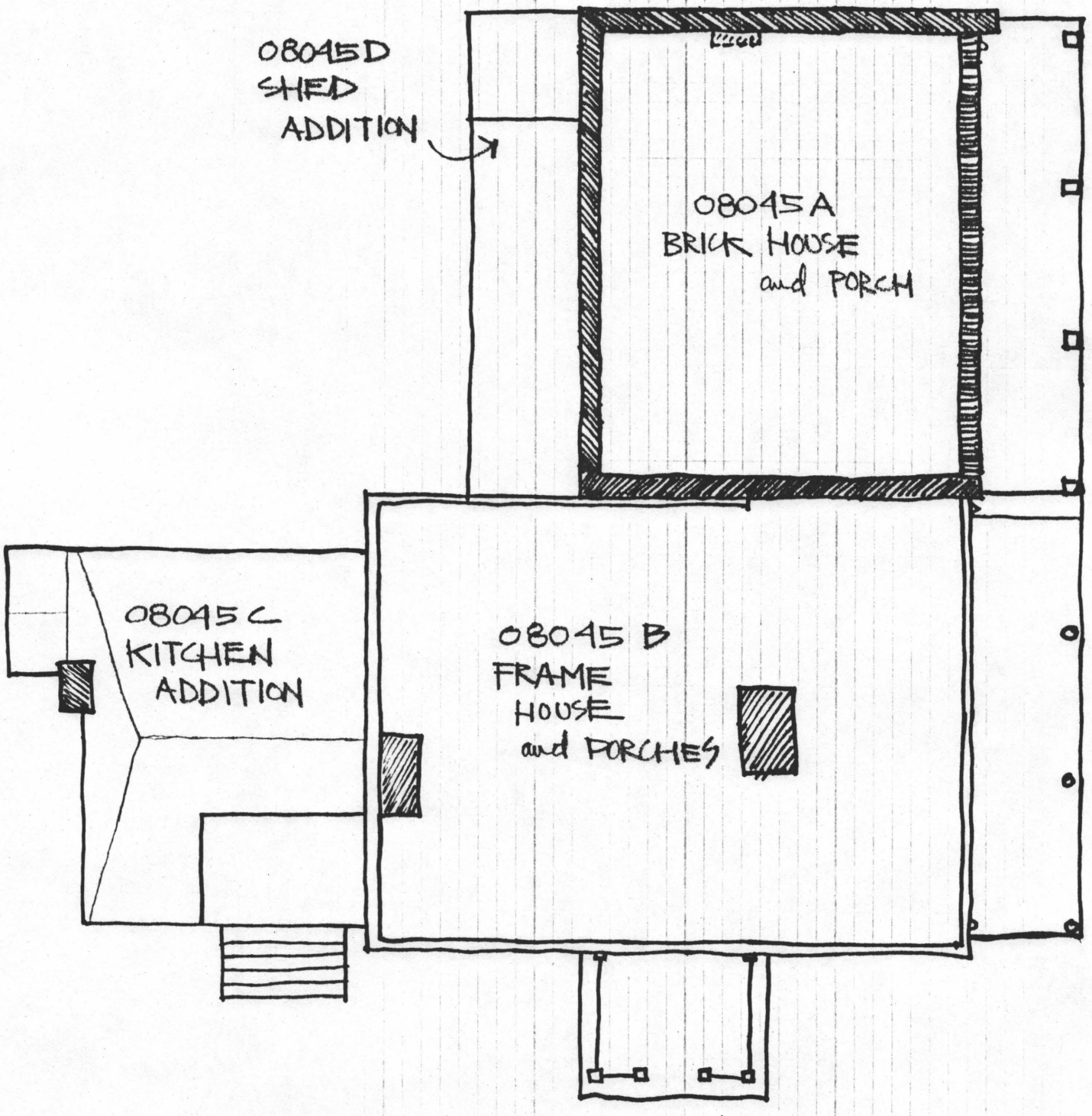
E N D



ICAD GUIDE to MUMMA FARM HOUSE

NOT to SCALE

WPTC 10/90

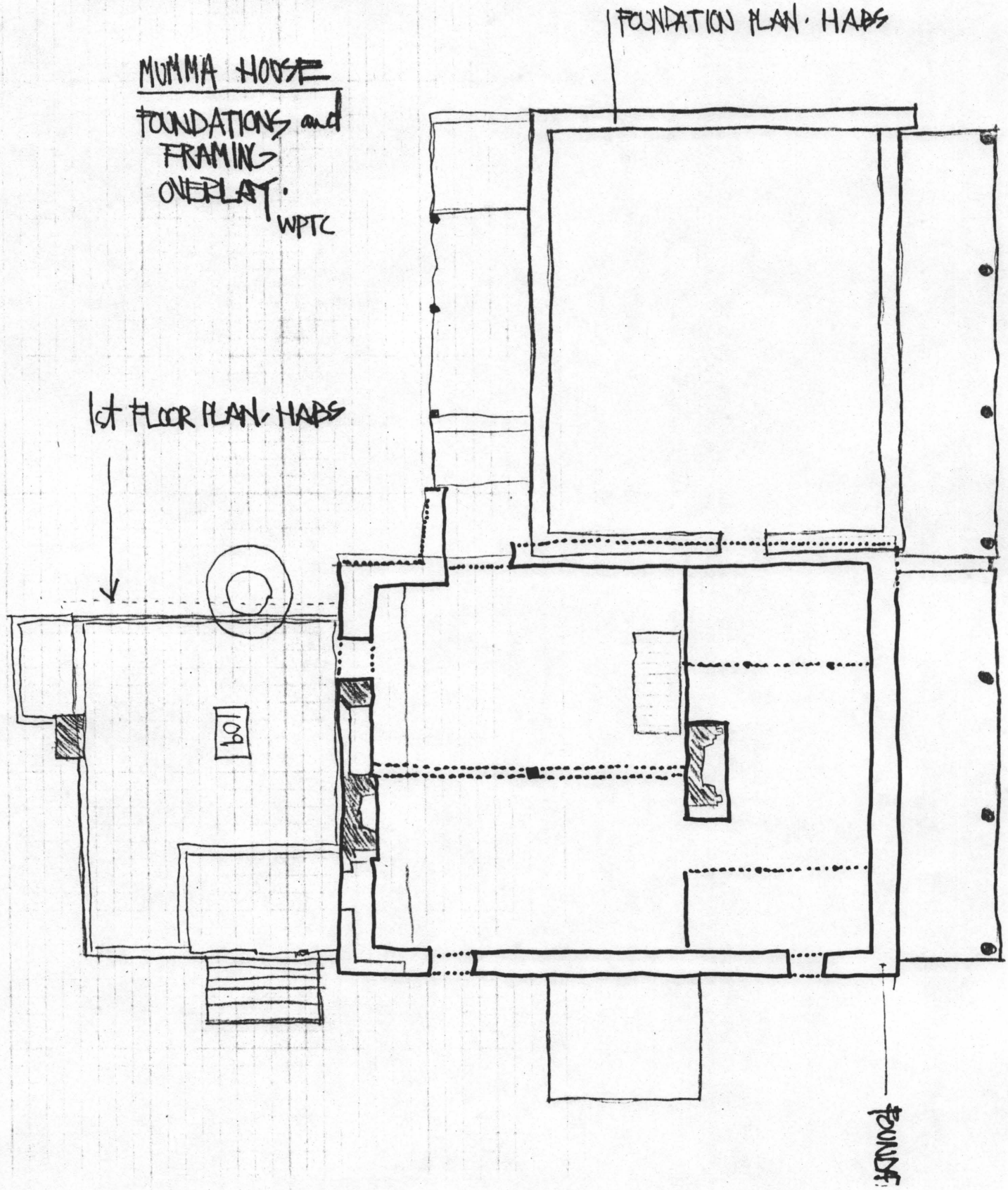


MUMMA HOUSE

FOUNDATIONS and FRAMING OVERLAY. WPTC

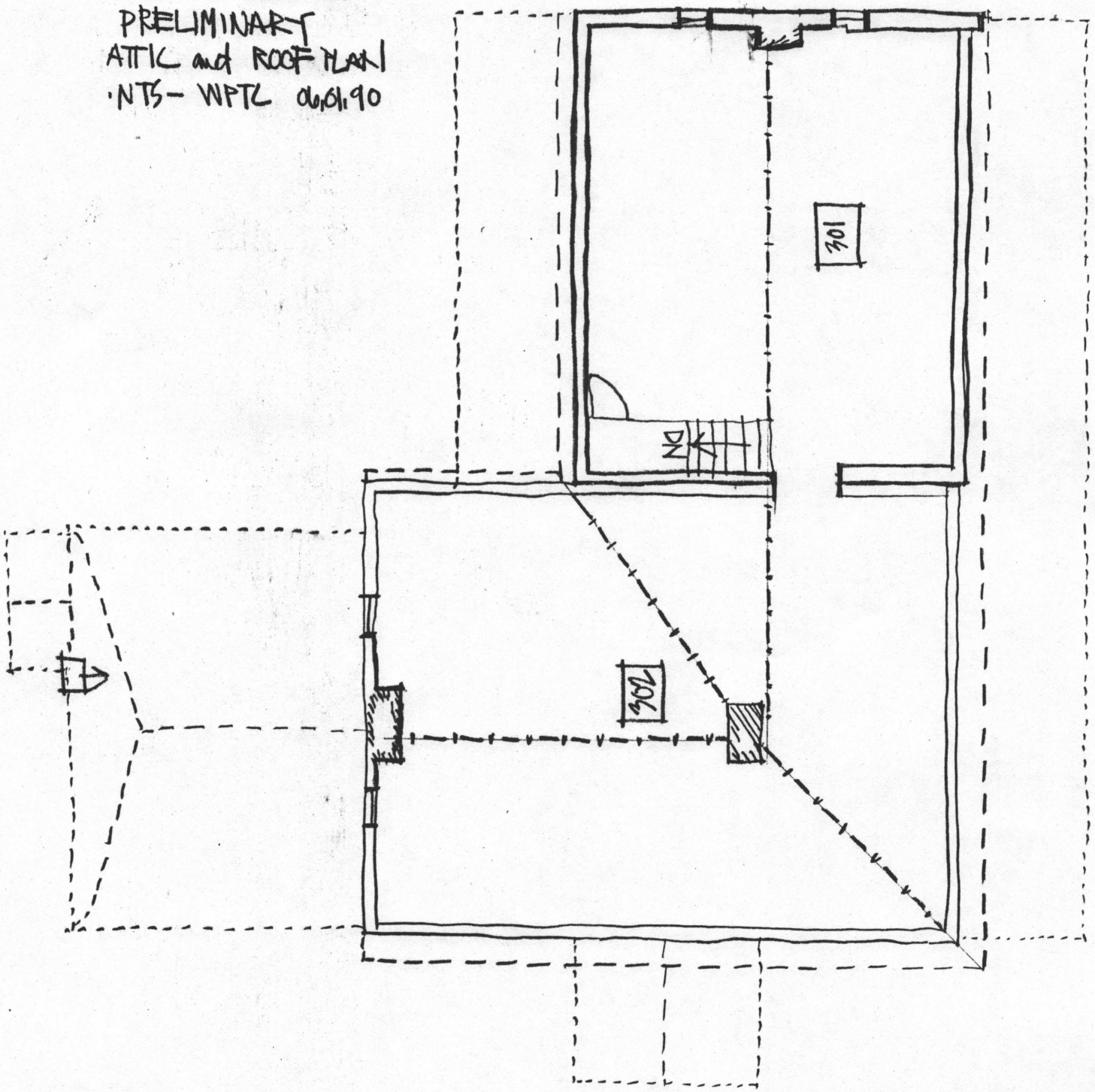
FOUNDATION PLAN. HABS

1st FLOOR PLAN. HABS



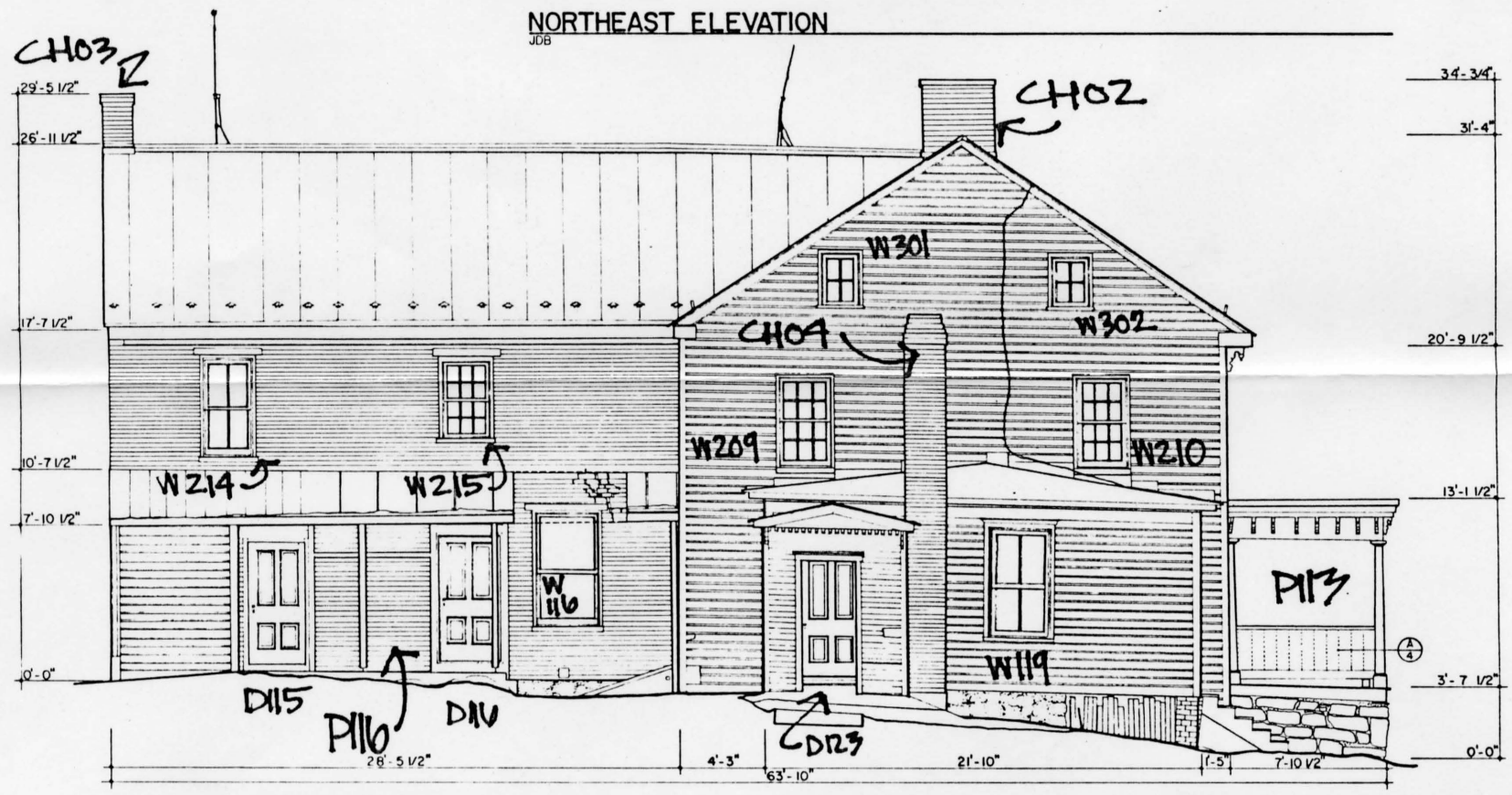
MUMMA HOUSE

PRELIMINARY
ATTIC and ROOF PLAN
·NTS- WPTL 06.01.90





NORTHEAST ELEVATION
JDB



SOUTHWEST ELEVATION
TLF

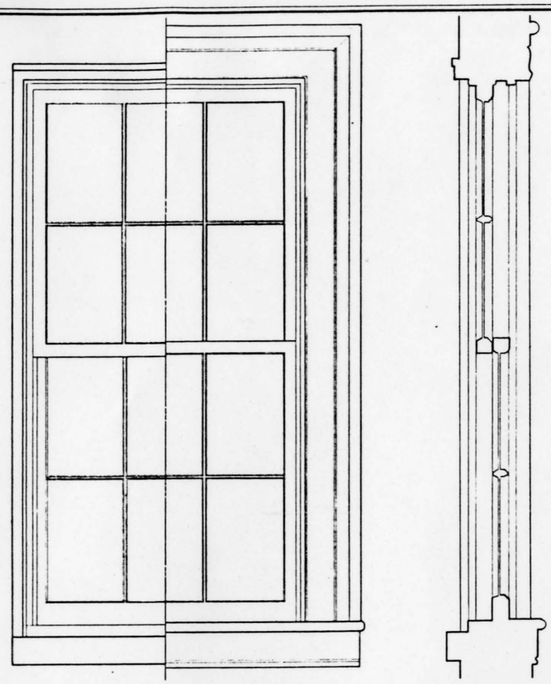
LONGITUDINAL SECTION
LPT

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3

DRAWN BY: JOSEPH D. BALACHOWSKI, TINA L. FONG, LESLIE P. TERGAS, 1988

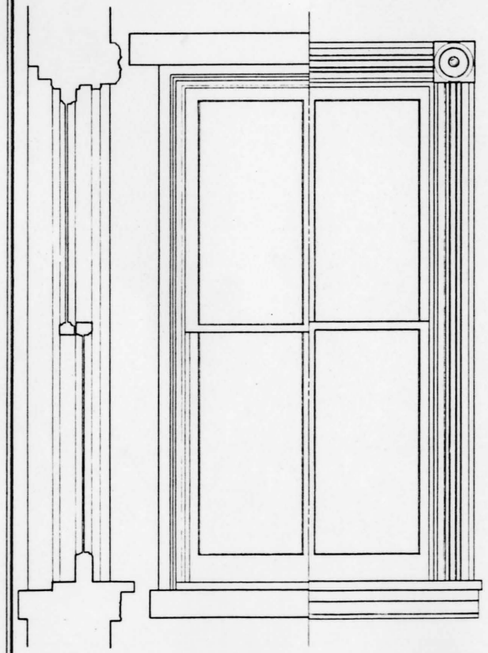
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE SAMUEL MUMMA FARM - HOUSE SHARPSBURG VICINITY — WASHINGTON CO — MARYLAND	SURVEY NO. MD-950A	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 5 SHEETS	

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING



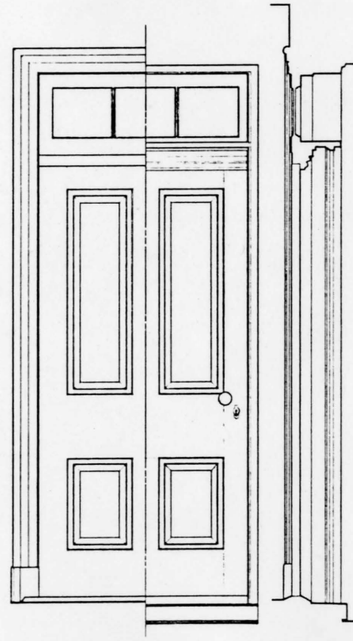
WINDOW 6
TLFjdb

FEET: 1 1/2"=1'-0"
CENTIMETERS: 1:8



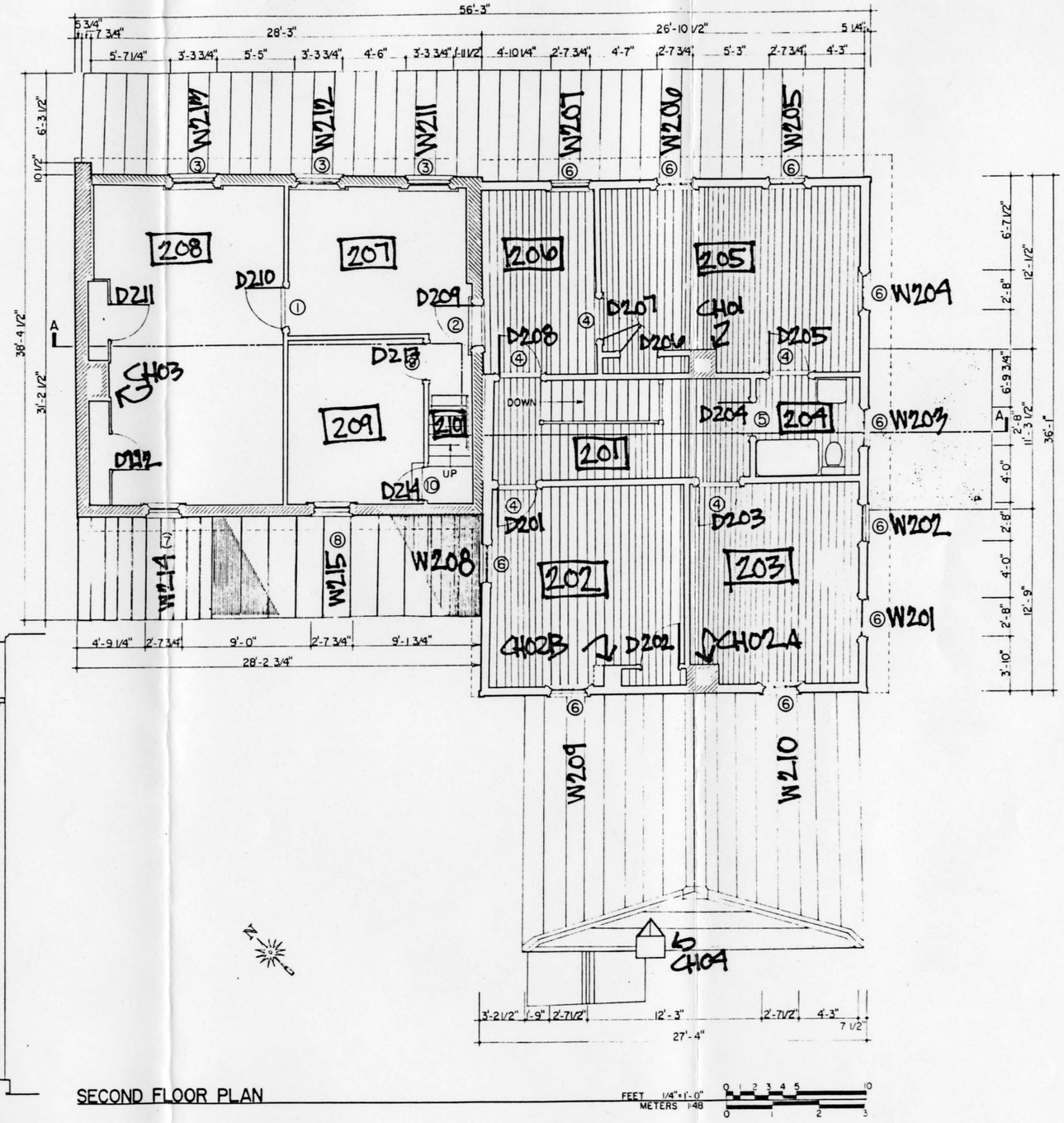
WINDOW 7
TLFjdb

FEET 1 1/2"=1'-0"
CENTIMETERS 1:8



DOOR 11
STJjdb

FEET 1"=1'-0"
CENTIMETERS 1:12



SECOND FLOOR PLAN

FEET 1/4"=1'-0"
METERS 1:48

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO. MARYLAND

SURVEY NO. MD-950A

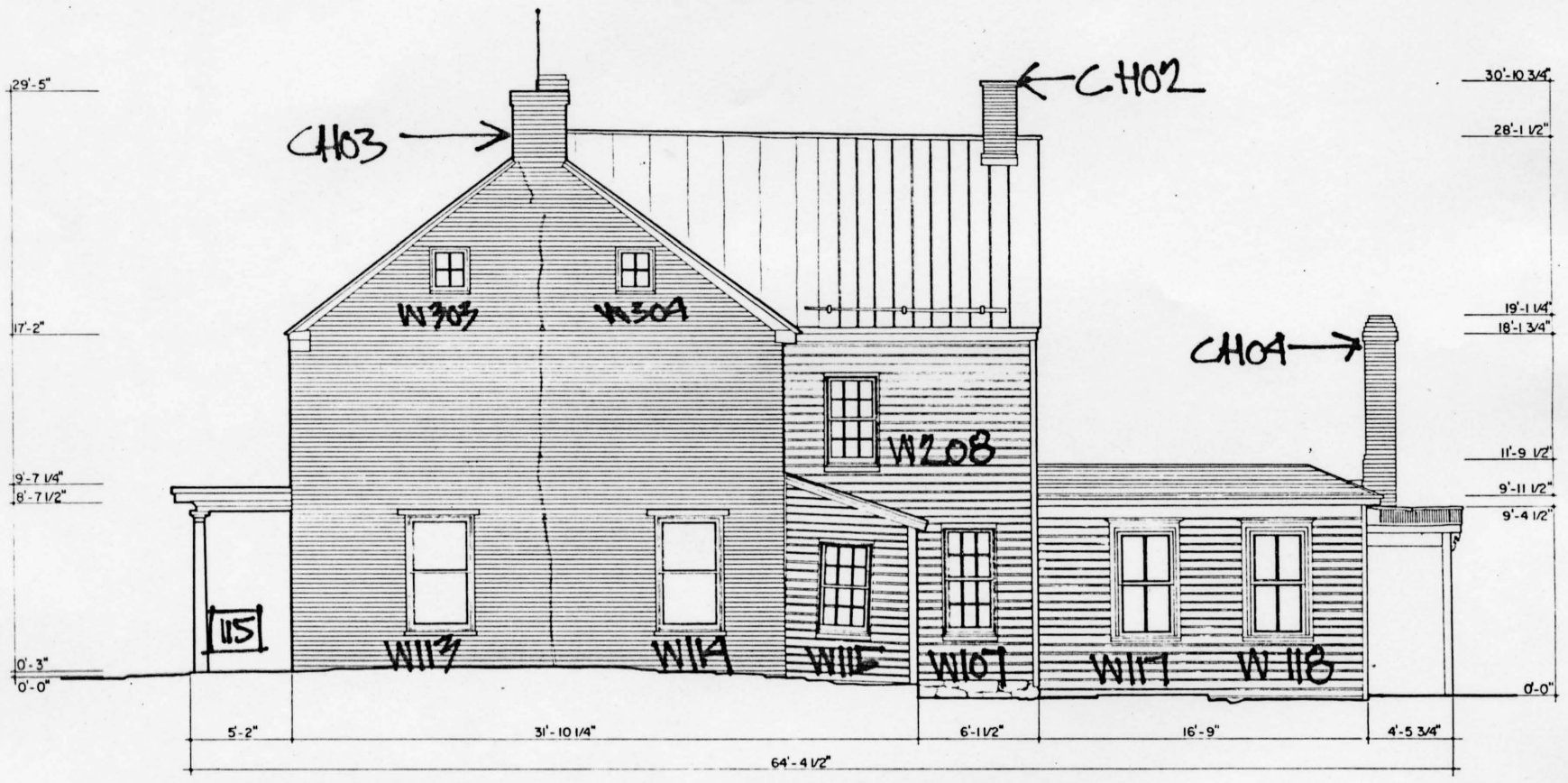
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS

DRAWN BY: STEPHEN T. JAMES, TINA L. FONG, 1988

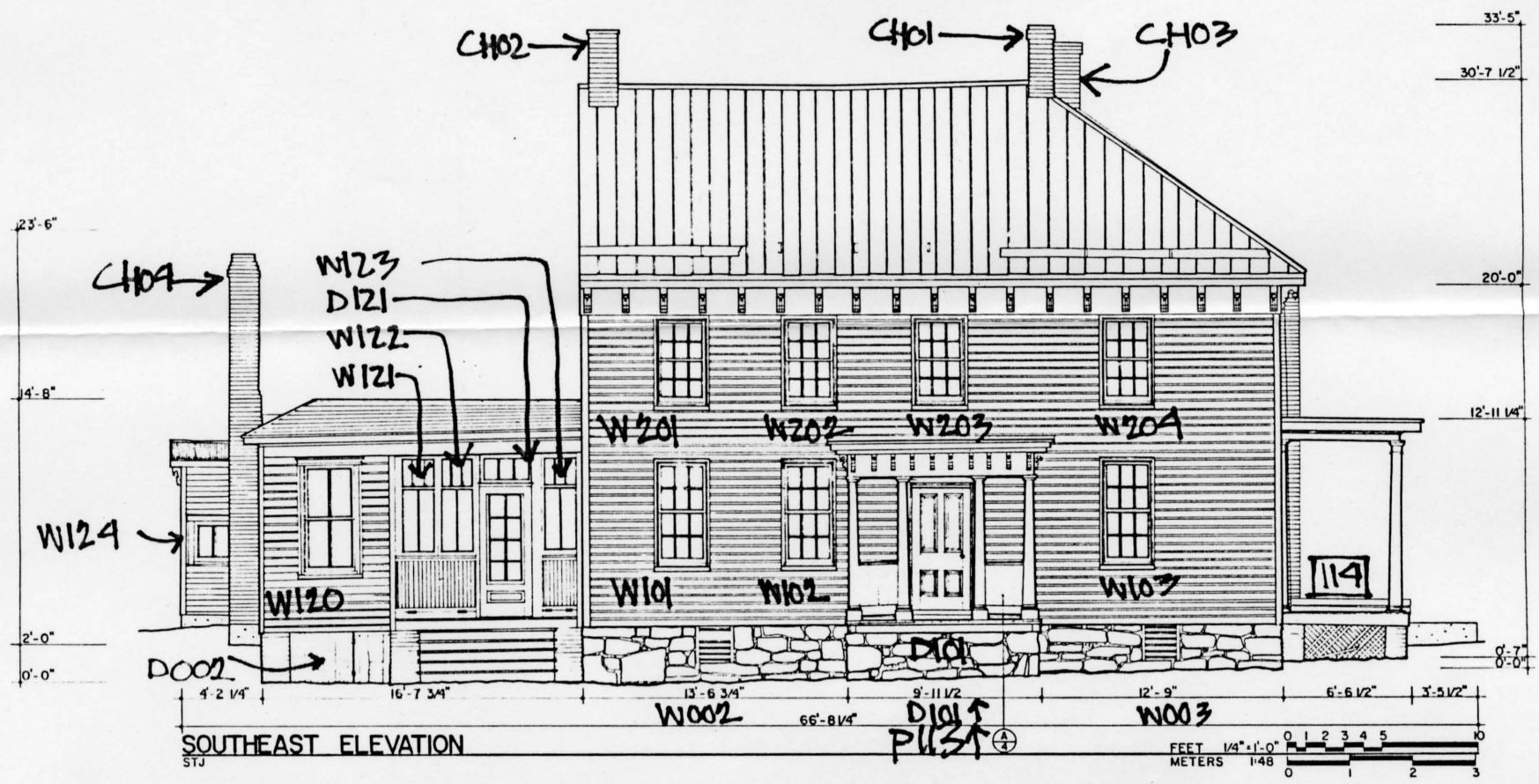
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SHARPSBURG VICINITY

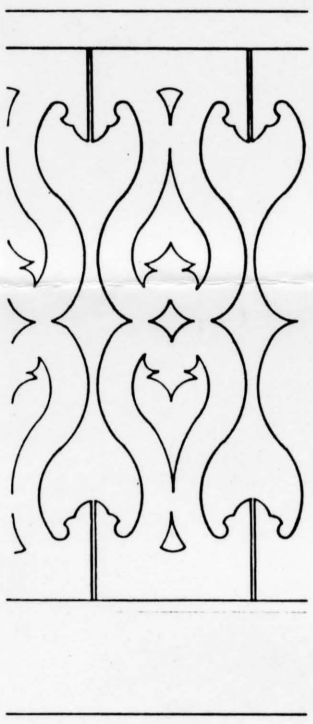
IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING



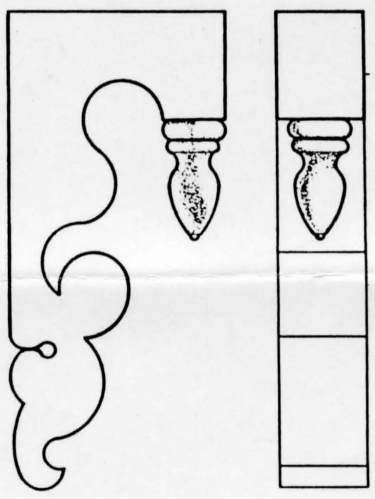
NORTHWEST ELEVATION
LPT



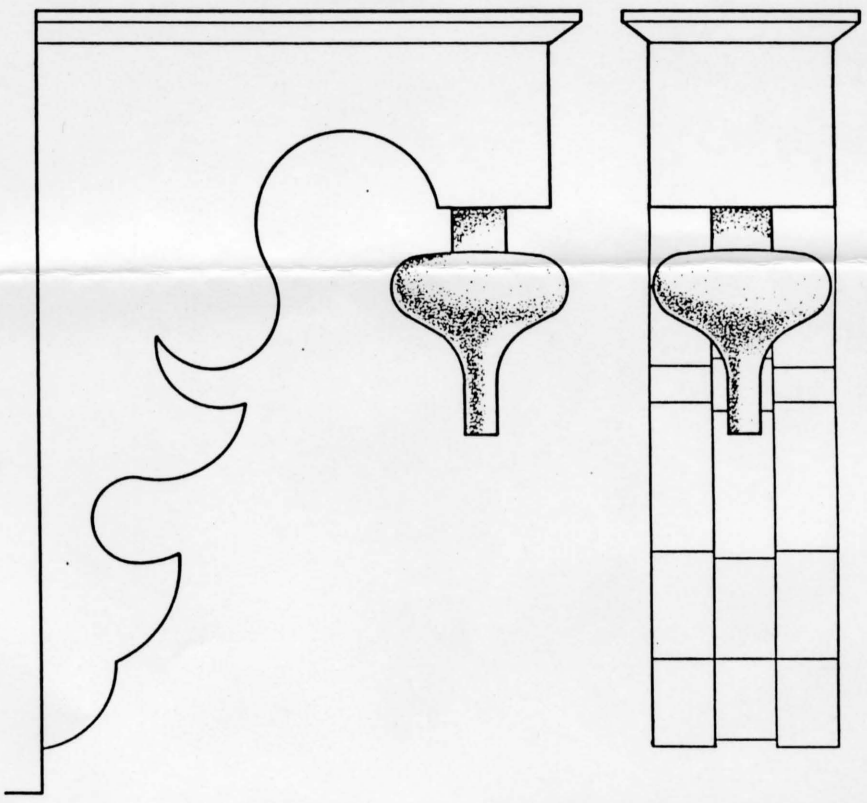
SOUTHEAST ELEVATION
STJ



Ⓐ PORCH BALUSTRADE
3"=1'-0" STJ CM 1:4



BRACKETS
STJ



INCHES 1/2"=1" 0 1 2 3 4 5
CENTIMETERS 1:2 0 2 4 8 12

DRAWN BY LESLIE P. TERGAS, STEPHEN T. JAMES, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
SHARPSBURG WASHINGTON CO. MARYLAND

SURVEY NO. MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 5 SHEETS

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

BASEMENT PLAN
LPT

FIRST FLOOR PLAN
JDB

FEET 1/4" = 1'-0"
METERS 1:48

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO MARYLAND

SURVEY NO MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 5 SHEETS

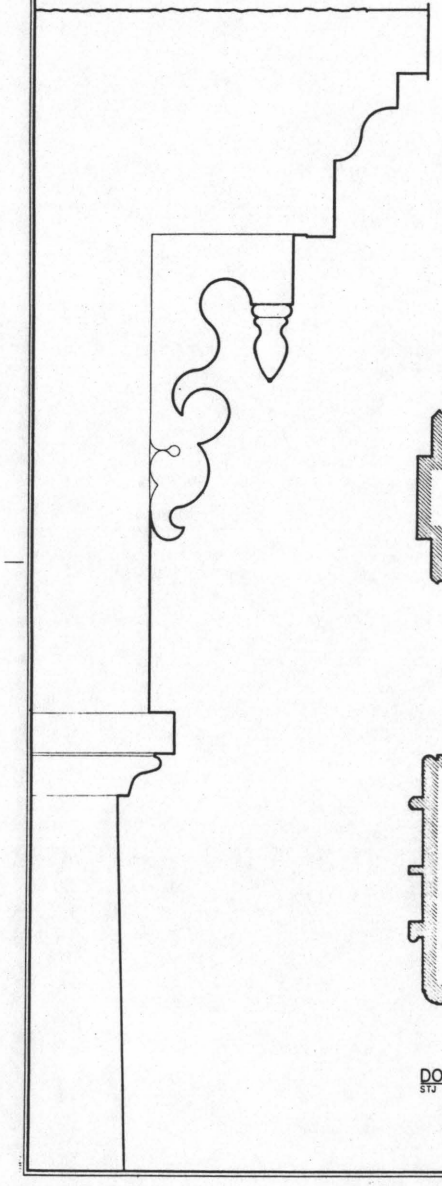
ARCHITECTURAL DRAWING

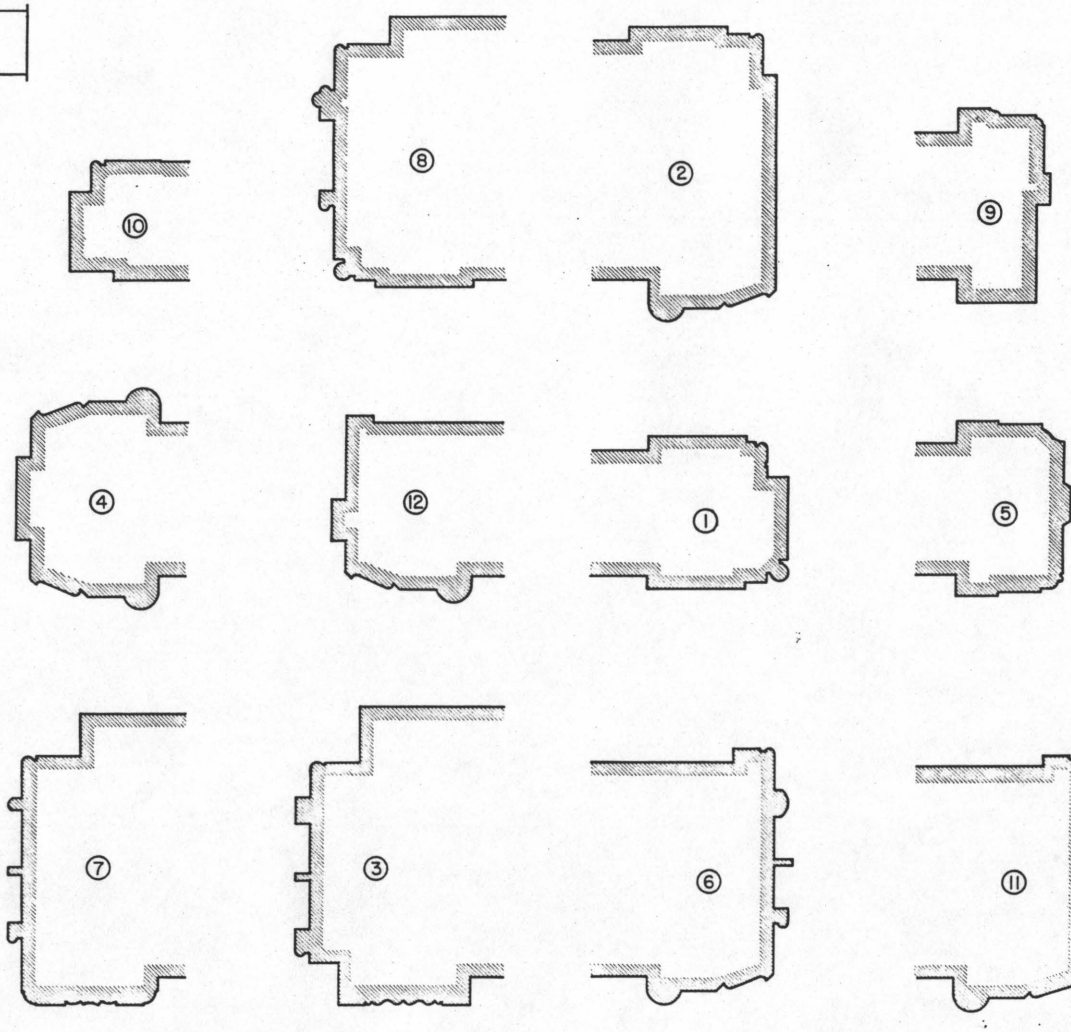
ANTIETAM NATIONAL BATTLEFELD PROJECT, 1988
SHARPSBURG

DRAWN BY: JOSEPH D BALACHOWSKI, LESLIE P TERGAS, 1988

THIS MATERIAL IS PART OF THE HISTORIC AMERICAN BUILDINGS SURVEY, A PROGRAM OF THE NATIONAL PARK SERVICE, NAME OF DELINEATOR DATE OF THE DRAWING
UNITED STATES DEPARTMENT OF THE INTERIOR

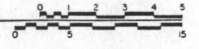
EAST PORCH BRACKET AND COLUMN
STJ
FULL SCALE



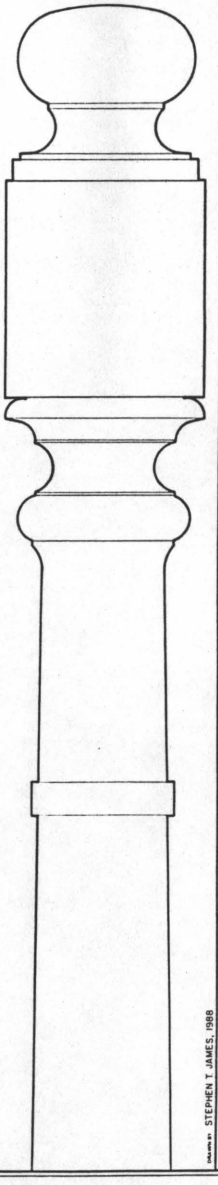


DOOR AND WINDOW FRAMES: HORIZONTAL PROFILES
STJ

INCHES: 1/2"=1"
CENTIMETERS: 1:2



MAIN STAIR NEWEL-POST
FULL SCALE



HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 5 SHEETS

SURVEY NO. MD-950A

SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO.
MARYLAND

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
HARPERS FERRY

DRAWN BY: STEPHEN T. JAMES, 1988

NATIONAL PARK SERVICE

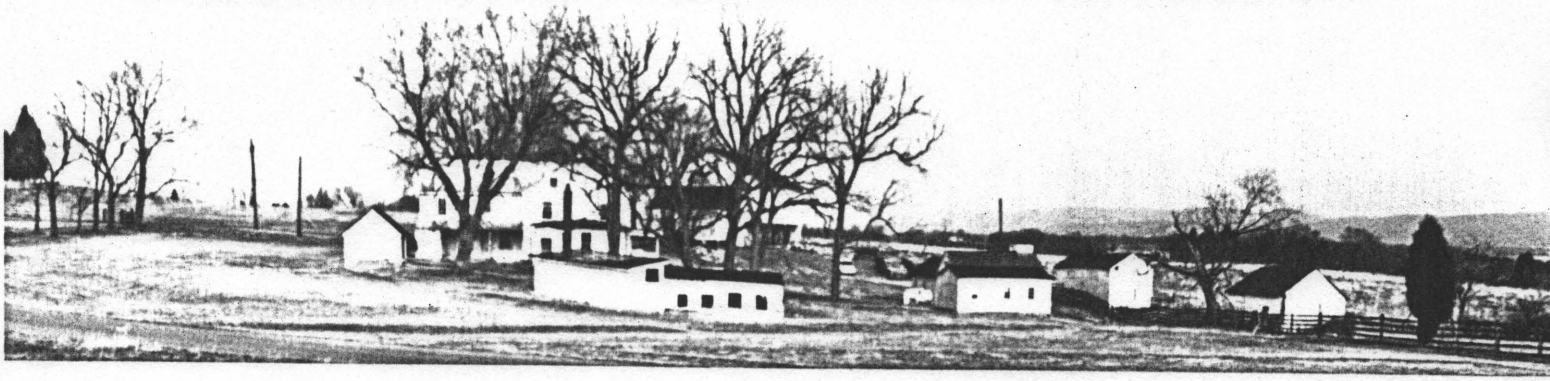
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA FARM HOUSE: Brick House, 08045A



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



MUMMA FARM HOUSE: Brick House



--EXECUTIVE SUMMARY----------

SIGNIFICANCE: Jacob Mumma purchased the farm in 1796. The house was burned by Confederate troops on September 17, 1862 to prevent its use by Federal sharpshooters; only some of the brick walls survived. In 1863 the house was rebuilt on the original site.
ARCHITECTURAL DESCRIPTION: 2 story brick gable end structure, foundation conditions unknown at this time, metal roof over wood shingle roof. End gable wall w/ central chimney.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES: 1863 Brick House with some pre civil war remnants;, possibly 2 standing walls, foundations unknown.

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road NE of Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042A
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 2000

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-1A
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: $ 317700
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class C estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1863

SIZE INFORMATION
TOTAL FLOOR AREA: 2118 SF
FIRST FLOOR AREA: 660 SF
ADDITIONAL FLOOR AREA: 1458 SF
TOTAL BASEMENT AREA: 660 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 660 SF
ROOF AREA: 1100 SF
PERIMETER LENGTH: 103 LF
NUMBER OF STORIES: 3
NUMBER OF ROOMS: 9
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 33
CRITICAL: $ 33
SERIOUS: $ 0
MINOR: $ 0

****

--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
National Electric Code
National Plumbing Code
National Building Code (BOCA)
OCCUPANCY CLASSIFICATION: Not occupied
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 3 (211)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS Dwgs; plans, elev, sec, dtail	MD950A	1987-88	5 sheets: Library of Congress, DSC, park files
DSC PARKCODE 302			

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: MD-950A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 010031
TITLE: Order of Battle, Battle of Antietam, September 17, 1862

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 001043
TITLE: Documentation for Historical Base Map

AUTHOR: Doust, Harry W. and Lagemann, Robert L. DATE: 07/1958 CRBIB NUMBER: 001047
TITLE: Antietam National Battlefield

AUTHOR: Staff DATE: 04/1971 CRBIB NUMBER: 010559
TITLE: Master Plan, Antietam National Battlefield

AUTHOR: Staff DATE: 00/1988 CRBIB NUMBER: 014534
TITLE: RMP, Antietam National Battlefield

AUTHOR: Staff DATE: 00/1990 CRBIB NUMBER: 015130
TITLE: Alternative, Antietam National Battlefield

AUTHOR: Stinson, Dwight E. DATE: 01/1962 CRBIB NUMBER: 001067
TITLE: HSR - Part I: Mumma Farmstead

AUTHOR: Tilberg, Frederick DATE: 06/1952 CRBIB NUMBER: 010024
TITLE: Master Plan Development Outline, Antietam National Battlefield

AUTHOR: Wilshin, Francis F. DATE: 08/1969 CRBIB NUMBER: 001065
TITLE: HSR - Historical Data Section, Mumma Farm Springhouse, et. al.

AUTHOR: Franzen, Archie W. DATE: 10/1968 CRBIB NUMBER: 001064
TITLE: HSR-Architectural Data Section, Survey Report for Piper Farm, D
orsey Farm, Spielman Farm

AUTHOR: Hancock DATE: 04/1934 CRBIB NUMBER: 000000
TITLE: Newspaper Accounts of the Battle of Antietam

AUTHOR: Steere, Edward DATE: 11/1942 CRBIB NUMBER: 001052
TITLE: Study of the Maryland Campaign & Battle of Antietam, with Inter
pretation of Political & Military Significance & Topographical

****

AUTHOR: Denver Service Center DATE: 01/1990 CRBIB NUMBER: 000000
TITLE: Antietam NB, Alternatives

AUTHOR: Denver Service Center DATE: 00/1989 CRBIB NUMBER: 000000
TITLE: Antietam NB, Preserving America's Past

AUTHOR: Denver Service Center DATE: 09/1988 CRBIB NUMBER: 000000
TITLE: Antietam NB, Analysis of the Visible Landscape

****

--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: 1790 CONSTRUCTION: Built TEXT: Date of original construction 4th qtr 18th C
COST: $ 0 DESIGNER: Orndorff ? DESIGNER'S OCCUPATION: Other

CONSTRUCTION DATE: 1862 CONSTRUCTION: Altered TEXT: Burned by Confederates; claimed value 05/29/1885:
COST: $ 2000 DESIGNER: General Robert E. Lee DESIGNER'S OCCUPATION: Engineer

CONSTRUCTION DATE: 1863 CONSTRUCTION: Reconstruction TEXT: Some version of house was rebuilt by 09/63
COST: $ 0 DESIGNER: Samuel Mumma, Sr. and Jr. DESIGNER'S OCCUPATION: Other

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 2000

--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

Due to construction of house in distinct phases, it has been evaluated as 4 separate buildings: Brick House, 1864 (042A); Frame House, c. 1898 (042B); Kitchen Wing, c. 1920 (042C); and Shed Roof Addn, c. 1920 (042D). Each unit has been recorded independently using ICAP, reports will be merged to provide 1 General Information Cover and 4 individualized ICAP evaluations with Work Recommendations. This material needs to be considered along with the Emergency Stabilization Report, and will form the basis of the Physical History & Analysis Report. SEE BLDG DIRECTORY!

INSPECTION TEAM

DATE OF INSPECTION: 06/25/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS-WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045A
TIMES:
INSPECTION: 10 HRS.
REPORT PREPARATION: 8 HRS.

Christian Bookter
Preservation Specialist
NPS-WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045A
TIMES:
INSPECTION: 18 HRS.
REPORT PREPARATION: 12 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 04/29/90
NAME: Vitanza and Bookter
ADDRESS: NPS - WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Stabilize masonry walls.	1180	SF	TOTAL
	MM UNIT: ANTI/042A		0	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 09/28/90		1180	SF	POOR
4111	WALLS:WALL SURFACE	8 3/4 X 2 1/2 X 4 red/orange range soft	1180	SF	TOTAL
	MM UNIT: ANTI/042A	brick w/ lg agg content/ jts 1/2-5/8" W	590	SF	GOOD
	HISTORIC RATING: 1	brick surfaces painted white over layers	118	SF	FAIR
	REVISION DATE: 09/27/90		472	SF	POOR
	NOTES: Vestiges of historic paint/whitewash layers under existing surfaces. Moss growing @ porch roof line on NE elevation.				
4112	WALLS:WALL STRUCTURE	13",3 wye depth brick wall,laid w/header	1180	SF	TOTAL
	MM UNIT: ANTI/042A	course every 6th crse,remaining laid in	590	SF	GOOD
	HISTORIC RATING: 1	common runnng bnd 1/2-5/8 hd & coursing	177	SF	FAIR
	REVISION DATE: 09/26/90		413	SF	POOR
	NOTES: joints. Unk fdn cond under brick bearing walls. NW & SW walls ca. pre 1863 pd. remainder reconstd 1864 or later				
4113	WALLS:WALL INSULATION	None obvious-wall const consists of	1800	SF	TOTAL
	MM UNIT: ANTI/042A	plaster on wood lathe over 3 wye brick	0	SF	GOOD
	HISTORIC RATING: 0	wall structure.	0	SF	FAIR
	REVISION DATE: 09/27/90		1800	SF	POOR
4114	WALLS:WALL FLASHING	Mtl flashing failure @ NE porch roof,	72	LF	TOTAL
	MM UNIT: ANTI/042A	evidence of earlier step flshng removed,	36	LF	GOOD
	HISTORIC RATING: 2	absence of flshng @ critical locations:	14	LF	FAIR
	REVISION DATE: 09/26/90		22	LF	POOR
	NOTES: porch roofs, flush wood lintels @ 2nd flr., no counter flashing found anywhere.				
4115	WALLS:WALL PARAPET	None.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 09/26/90				
4116	WALLS:WALL TRIM	Wdn bx cornice rns lngth of hse btw end	54	LF	TOTAL
	MM UNIT: ANTI/042A	wall & brckts of frme hse. Beaded frieze	27	LF	GOOD
	HISTORIC RATING: 2	bd @ wall w/ T&G soffit & facia bds @...	16	LF	FAIR
	REVISION DATE: 09/26/90		11	LF	POOR
	NOTES: cornice, plain gutter fascia. Gttr bd supporting hangers-no gutter; appears to be replacemnt cornice, wire nails evidnt.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4117	WALLS:WALL ORNAMENT	SE elev: 2 1/4" x 1" dbl beaded bd w/	1	EA	TOTAL
	MM UNIT: ANTI/042A	large sq hd nails protruding.	1	EA	GOOD
	HISTORIC RATING: 1	Possibly used as coat rack.	0	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
4121	CEILINGS:CLG SURFACE	115: 3/8"x3"x5.5' dbl beaded, face naild	150	SF	TOTAL
	MM UNIT: ANTI/042A	(w/1/4"-1/2" airgap) bd. clg. 116/117:	75	SF	GOOD
	HISTORIC RATING: 1	expsd 2x4 circ sawn roof joists 24"oc	50	SF	FAIR
	REVISION DATE: 06/28/90		25	SF	POOR
	NOTES: 115- breast beam boxed w/1x6 plain bds. 116/117: breast beam is dbl 2x4.				
4122	CEILINGS:CLG STRUCTURE	115: modified hip roof const-to be asses	304	SF	TOTAL
	MM UNIT: ANTI/042A	ed @ later date, boxd breast beam suppor	244	SF	GOOD
	HISTORIC RATING: 2	ted by 8' rnd Tuscan posts. 116-17: 2x4	30	SF	FAIR
	REVISION DATE: 06/28/90		30	SF	POOR
	NOTES: ledger bd supported by 3ea 2x3 stds., 2x4 rafters spcd 24"oc 6" ovhng, dbl 2x4 breast beam spptd by 4ea 4x4 posts				
4123	CEILINGS:CLG TRIM	115: 1" qtr rnd w/coped joints	66	LF	TOTAL
	MM UNIT: ANTI/042A	none @ 116-17	50	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 06/28/90		16	LF	POOR
4124	CEILINGS:CLG ORNAMENT	none found			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 06/28/90				
4131	FLOORS:FLOOR SURFACE	115: 2ea adjng CIP conc 6"+- pads w/cold	276	SF	TOTAL
	MM UNIT: ANTI/042A	jnt, NW end ruff finished & painted, SE	97	SF	GOOD
	HISTORIC RATING: 3	end trowel smoothed & unpainted. 116-17:	97	SF	FAIR
	REVISION DATE: 06/28/90		82	SF	POOR
	NOTES: 2 level w/ stair CIP conc large agg. & fld stone, varying thickness. 115: SE end appears more recent.				
4133	FLOORS:FLOOR STRUCTURE	115: 2ea adjng CIP conc pads w/cold jnt.	276	SF	TOTAL
	MM UNIT: ANTI/042A	SE end appears placed on conc stem wall.	97	SF	GOOD
	HISTORIC RATING: 4	116:varying thickness CIP placed on	97	SF	FAIR
	REVISION DATE: 09/27/90		82	SF	POOR
	NOTES: unable to determine if footings are present				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4141	WINDOWS:WDO FRAME	NE elev: 7 ea wd frames 3'4"x5'9",NW	12	EA	TOTAL
	MM UNIT: ANTI/042A	elev: 2ea 2'x2' wd frames& 2ea 3'5"x5'9"	0	EA	GOOD
	HISTORIC RATING: 2	wd, SW elev: 3ea wd frames 1-3'5"x5'9",	5	EA	FAIR
	REVISION DATE: 06/28/90		7	EA	POOR
	NOTES: 1-32"x5', 1-3'x4'6"				
4142	WINDOWS:WDO SASH	NE elev: 14 ea 1/1 wood sash; NW elev: 4	26	EA	TOTAL
	MM UNIT: ANTI/042A	ea 1/1 sash & 2 ea 4 lite sash; SW elev:	0	EA	GOOD
	HISTORIC RATING: 2	2 ea 1/1 sash, 2 ea 2/2 sash & 6/6 sash.	9	EA	FAIR
	REVISION DATE: 09/27/90		17	EA	POOR
	NOTES: Chronology of sash; 6/6 are earliest, 2/2 come in first remodeling and 1/1 come in most recent remodeling.				
4143	WINDOWS:WDO TRIM	4.5"x2" beades brick moulding w/1/2"x	336	LF	TOTAL
	MM UNIT: ANTI/042A	3/4" outside stop, NE elev- 1st flr. wdo	40	LF	GOOD
	HISTORIC RATING: 2	have 2ea 6.5" dbl beades mullions	229	LF	FAIR
	REVISION DATE: 06/28/90		67	LF	POOR
4144	WINDOWS:WDO GLAZING	20 ea 1/1 (31x31") sash; 2 ea 6/6 sash,	26	EA	TOTAL
	MM UNIT: ANTI/042A	2 ea 2/2 sash, 2 ea 4 lite sash.	0	EA	GOOD
	HISTORIC RATING: 1/2		18	EA	FAIR
	REVISION DATE: 09/27/90		8	EA	POOR
	NOTES: Most window glazing is historic, very few pieces have been replaced through the years. Early float or rolled glass.				
4145	WINDOWS:WDO HARDWARE	Mtl. shutter pintels 48 ea, mtl shutter	70	EA	TOTAL
	MM UNIT: ANTI/042A	dog anchor plates 19 ea, mtl sill mtd	0	EA	GOOD
	HISTORIC RATING: 1/2	latches 3 ea.	67	EA	FAIR
	REVISION DATE: 06/28/90		3	EA	POOR
4146	WINDOWS:WDO LINTEL	NE elev-1st flr: 2ea 3.5"x12"x7.5' wd,	10	EA	TOTAL
	MM UNIT: ANTI/042A	2nd flr: 3ea 3.5"x12"x4'. NW elev: 2ea	8	EA	GOOD
	HISTORIC RATING: 1/2	3.5"x12"x4'. SE elev: 2ea 3.5"x12"x4',	2	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: 1ea 4.5"x12"x4'. Only exposed wd portion of lintels were ins pected. +-2" probing w/knife point revealed sound wood.				
4147	WINDOWS:WDO SILL	NE elev, 1st flr: 2ea 3"x6.5"x7'1",2nd	12	EA	TOTAL
	MM UNIT: ANTI/042A	flr: 3ea 3"x6.5"x42",NW elev:2ea 3"x6.5,	0	EA	GOOD
	HISTORIC RATING: 1/2	2ea 10.5"x2"x26", SW elev: 1ea3"x6.5"x42	8	EA	FAIR
	REVISION DATE: 06/28/90		4	EA	POOR
	NOTES: 2ea 3"x6.5"x34.5". Sills have 3/8" drp edge underside, 1.25"x dog ear. NW elev 1 sill covered w/mtl shtng-unable to asses				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4148	WINDOWS:WDO STORM/SCRN	no screen/storm wdo in place, 1 wd storm			
	MM UNIT: ANTI/042A	&5 fixed wd frame screens found in rm			
	HISTORIC RATING: 2	106			
	REVISION DATE: 06/28/90				
4149	WINDOWS:WDO SHUTTERS	Fixed louvre w/ central rail style, W109	24	EA	TOTAL
	MM UNIT: ANTI/042A	110 & W111/112 double leaf pairs (4ea);	0	EA	GOOD
	HISTORIC RATING: 1	all others (8 pair) 2 leaves each;....	0	EA	FAIR
	REVISION DATE: 09/27/90		24	EA	POOR
	NOTES: NE elev W109/110/111/112 in-situ; no other shutters in place many shutters stored in R106 & attic, approx 35 leaves.				
4151	DOORS:DOOR FRAME	NE elev: 11"x1" wd frame w/9"x35"	3	EA	TOTAL
	MM UNIT: ANTI/042A	transom, frame has ext trim. SW elev:	1	EA	GOOD
	HISTORIC RATING: 1/2	2"x1'ext edge beaded	2	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: 2 ea @ SW elev.				
4152	DOORS:DOOR	NE elev: 1 1/4" stock rails & stiles w/	3	EA	TOTAL
	MM UNIT: ANTI/042A	2bttm raised panels & 1 27x35.5" glass	0	EA	GOOD
	HISTORIC RATING: 1/2	panel. SW elev. 1 1/4" stock rails &	2	EA	FAIR
	REVISION DATE: 06/28/90		1	EA	POOR
	NOTES: stiles w/4 wood raised panels 2 ea				
4153	DOORS:DOOR TRIM	NE elev: 1"x2"+- beaded trim bds.	18	LF	TOTAL
	MM UNIT: ANTI/042A		18	LF	GOOD
	HISTORIC RATING: 1/2		0	LF	FAIR
	REVISION DATE: 06/28/90		0	LF	POOR
	NOTES: Ext. screen dr hinges fastened to bds. Trim bds cover ext beaded edge of frame.				
4154	DOORS:DOOR GLAZING	glass pane @ NE elev ext dr held in	1	EA	TOTAL
	MM UNIT: ANTI/042A	place w/interior wood moulding.	1	EA	GOOD
	HISTORIC RATING: 1/2		0	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: Float glass used.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4155	DOORS:DOOR HARDWARE	NE elev: white porcelin dr knobs, black	15	EA	TOTAL
	MM UNIT: ANTI/042A	CI box rimlock & catch, keyed, 2pr 3.5"x	14	EA	GOOD
	HISTORIC RATING: 1/2	1.5" mtl butt hinges, SW elev: brwn &	1	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: black marbled porc. dr knobs, black CI bx rmlck & catch, keyed, 2pr 3.5"x1.5"mtl butt hinges(rm 105) 106 same as 105				
4156	DOORS:DOOR LINTEL	NE elev: wd lintel 3.5"x49'. SW elev:	3	EA	TOTAL
	MM UNIT: ANTI/042A	2ea wd lintels 4 3/4" x 49"	0	EA	GOOD
	HISTORIC RATING: 1/2		3	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: SW elev rm 106, ext brick work above lintel shows structural cracking & bulging (appx 3SF)				
4157	DOORS:DOOR SILL	NE elev: wood 16"w x unk thick, sill	3	EA	TOTAL
	MM UNIT: ANTI/042A	partially covered by CIP conc porch. SW	1	EA	GOOD
	HISTORIC RATING: 1/2	elev: rm 105-16"x42" limestone, partialy	0	EA	FAIR
	REVISION DATE: 06/28/90		2	EA	POOR
	NOTES: covered w?CIP conc. porch deck. Rm 106-16"w x 3" thick wood sill.				
4158	DOORS:DOOR STORM/SCRN	1 wood panel style w/screen in place @	1	EA	TOTAL
	MM UNIT: ANTI/042A	NE elev. 2 wood panel style w/glass	0	EA	GOOD
	HISTORIC RATING: 2	storm doors stored in rm 106	1	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
4161	FINISHES:COATINGS	Brick coated w/multi layers of paint w/	1800	SF	TOTAL
	MM UNIT: ANTI/042A	whitewash as possible last coat.	0	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 09/27/90		1800	SF	POOR
	NOTES: See also 4111. Conduct paint layer & color analysis to determine sequence & composition.				
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	115: 1ea 6'5"x12" conc tread, painted w/	13	SF	TOTAL
	MM UNIT: ANTI/042A	gray oil enamel. SW porch: 1ea 6.5'x8.5"	6	SF	GOOD
	HISTORIC RATING: 2	conc tread, trowel finish.	7	SF	FAIR
	REVISION DATE: 06/28/90		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	NE elev: single CIP conc stair tread,	13	SF	TOTAL
	MM UNIT: ANTI/042A	same @ SW elev. See 4171.	13	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 06/28/90		0	SF	POOR
4190	EXTERIOR:EXTERIOR OTHER	Columns: 115: 4 freestndg & 1 engaged	5	EA	TOTAL
	MM UNIT: ANTI/042A	simple Tuscan w/entasis, Tuscan capitals	0	EA	GOOD
	HISTORIC RATING: 1	w/echinus & abacus columns & sq plinth..	2	EA	FAIR
	REVISION DATE: 09/16/90		3	EA	POOR
	NOTES: @ base. Engaged pilaster @ NW corner of porch & house. Wooden stave construction evident.				
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	Wood t&g bds, areas covered w/burlap	1200	SF	TOTAL
	MM UNIT: ANTI/042A	backed or asphaltic backed linoleum or	0	SF	GOOD
	HISTORIC RATING: 1	fabric carpet. Rm. 207 varnished or	500	SF	FAIR
	REVISION DATE: 09/27/90		700	SF	POOR
	NOTES: shellacked around perimeter.				
4212	FLOORS:FLOOR DECKING	Rm 105 & 106: rndm wdth t&g 4-5" by rndm	1265	SF	TOTAL
	MM UNIT: ANTI/042A	length bds laid NW/SE, face nailed w/sq	155	SF	GOOD
	HISTORIC RATING: 1	hd nails. Appx 6' area to NE side laid	355	SF	FAIR
	REVISION DATE: 09/27/90		755	SF	POOR
	NOTES: w/3 1/4" x rndm lngth t&g. 207, 208, 209 same as 106. 209 has 4'x3' "patch" area @ D213 laid in opposite direction.				
4213	FLOORS:FLOOR STRUCTURE	3X7"ratchet sawn joists, 22-28" OC where	1200	SF	TOTAL
	MM UNIT: ANTI/042A	accessible(R106) also 2X6" @ 20"OC, jsts	0	SF	GOOD
	HISTORIC RATING: 1	rest on dirt flr. 2nd flr: 2-3X7" ratcht	500	SF	FAIR
	REVISION DATE: 09/27/90		700	SF	POOR
	NOTES: sawn @ 22"OC @ SW end approx 6' from NE end; 2X7" spliced onto ratchet sawn joists. Most not accessible at this time.				
4214	FLOORS:FLOOR INSULATION	No interior floor insulation at either	660	SF	TOTAL
	MM UNIT: ANTI/042A	first floor or second floor level.	0	SF	GOOD
	HISTORIC RATING: 0	660 SQFT X 2 = 1320 Total quantity.	0	SF	FAIR
	REVISION DATE: 09/27/90		660	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4221	WALLS:WALL SURFACE	Plaster over brick @ extr walls, plaster	2800	SF	TOTAL
	MM UNIT: ANTI/042A	over wood lathe & framing @ intr walls,	800	SF	GOOD
	HISTORIC RATING: 1	all covered w/ multiple layers wl papers	1000	SF	FAIR
	REVISION DATE: 09/27/90		1000	SF	POOR
	NOTES: Intrs been altered, both hand-split w/ sq nails & machine sawn w/ wire nails lathe seen; plastr is trad 3 coat method				
4222	WALLS:WALL STRUCTURE	wood frame wall structure with wood	1723	SF	TOTAL
	MM UNIT: ANTI/042A	lathe and plaster	1548	SF	GOOD
	HISTORIC RATING: 1		175	SF	FAIR
	REVISION DATE: 06/28/90		0	SF	POOR
	NOTES: wall depth 3 to 4 inches standard, exact nature of wall framing not determined at this time				
4223	WALLS:WALL TRIM	1:beaded bsbd R105-106, plain chr rail @	317	LF	TOTAL
	MM UNIT: ANTI/042A	SE wall R106; partial pix rail @ SW R105	217	LF	GOOD
	HISTORIC RATING: 1	R107 stair hall remnants from earlier	40	LF	FAIR
	REVISION DATE: 06/28/90		60	LF	POOR
	NOTES: use. 2: beaded bsbd @ R207-9, pix rail @ R208 SW/SE walls, all trim grained except R106 & 209. different profiles noted				
4224	WALLS:WALL ORNAMENT	verticle T&G beaded grained wainscot w/	40	SF	TOTAL
	MM UNIT: ANTI/042A	cap & cove moulding, recessed behind	35	SF	GOOD
	HISTORIC RATING: 1	bsbd at floor	5	SF	FAIR
	REVISION DATE: 06/28/90		0	SF	POOR
	NOTES: Located ONLY @ SE/SW/NW walls R105 at SW end of room; also wall shelf w/ fascia & 2 dec brackets @ SE R105, SEE 4520				
4231	CEILINGS:CLG SURFACE	ceiling paper over plaster, over wood	1170	SF	TOTAL
	MM UNIT: ANTI/042A	lathe; multiple layers, patterns ceiling	0	SF	GOOD
	HISTORIC RATING: 4	paper	950	SF	FAIR
	REVISION DATE: 06/28/90		220	SF	POOR
	NOTES: most rooms have cracked usually @ centers running perpendicular to floor framing (suffering from deflection of framing)				
4232	CEILINGS:CLG STRUCTURE	plaster over wood lathe nailed to floor	1170	SF	TOTAL
	MM UNIT: ANTI/042A	framing; attic unfinished, roof framing	0	SF	GOOD
	HISTORIC RATING: 1	exposed	950	SF	FAIR
	REVISION DATE: 06/28/90		220	SF	POOR
	NOTES: exposed lath split/riven w/ sq nails, patches seen w/ sawn l seen 2-3X7" @ 21"OC (R106) oak?, see 4213. need strctl asmt				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4243	WINDOWS:WINDOW TRIM	fluted side & head rails w/ bulls eye	282	LF	TOTAL
	MM UNIT: ANTI/042A	corner blocks @ head, plain intr sill w/	0	LF	GOOD
	HISTORIC RATING: 1	6" profile apron, double windows have...	186	LF	FAIR
	REVISION DATE: 06/28/90		96	LF	POOR
	NOTES: center mullion. All windows match except W215 which has pl rails/head w/pl corner block, no apron. attic no trim here				
4245	WINDOWS:WINDOW HARDWARE	3 piece swivel sash lock w/ keeper, most	8	EA	TOTAL
	MM UNIT: ANTI/042A	likely cast bronze alloy, typical design	0	EA	GOOD
	HISTORIC RATING: 1	Victorian type, fluted body w/ thumb lvr	8	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: 1st flr all latches intact; 2nd flr,W211,12,13,15 none; W214 simpler same design; attic casements wood knob & turnbuckle				
4246	WINDOWS:WINDOW LINTEL	needs to be inspected, this was missed			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 1				
	REVISION DATE: 06/28/90				
4251	DOORS:DOOR FRAME	12" framed depth, 1 1/2"thick frames,	12	EA	TOTAL
	MM UNIT: ANTI/042A	header shouldered by jambs (D104,114,115	11	EA	GOOD
	HISTORIC RATING: 1	209); other intr @ 4-6" depth, str simlr	0	EA	FAIR
	REVISION DATE: 06/28/90		1	EA	POOR
	NOTES: closet drs @ D118,211,212 built-into clos frame; D211, 212- 1" vert bd construction; D118, 214- 2x3 construction				
4252	DOORS:DOOR	all 4 panel design w/ simple sq profile	12	EA	TOTAL
	MM UNIT: ANTI/042A	raised wood panel except D118,211,212 &	6	EA	GOOD
	HISTORIC RATING: 1	214 which are vert T&G w/ 2 ea clinch	6	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
	NOTES: nailed bvld battens. D114,213 have coved raised panel design w/ sim rails,stiles. all grained excpt D114,115 painted				
4253	DOORS:DOOR TRIM	7/8X5" pl trim w/ offset bead on inside	320	LF	TOTAL
	MM UNIT: ANTI/042A	edge; pl 4X4 corner blocks @ head,	160	LF	GOOD
	HISTORIC RATING: 1	grained using vert comb tech to match	160	LF	FAIR
	REVISION DATE: 06/28/90		0	LF	POOR
	NOTES: Inside face D114, 213, 214 retain unique trim, all individual profiles; R106 painted gray, R209 painted white				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4255	DOORS:DOOR HARDWARE	hinges, latches, rim locks, mortise lock	12	EA	TOTAL
	MM UNIT: ANTI/042A	porcelain knobs w/ door roses 1 side,	0	EA	GOOD
	HISTORIC RATING: 1	key escutcheons 1 side w/ keys	4	EA	FAIR
	REVISION DATE: 06/28/90		8	EA	POOR
	NOTES: clos drs use thumb latches, ghosts on drs; all miss'g except pieces @ D118, 2 generations latches. See Hardware Schedule				
4256	DOORS:DOOR LINTEL	not assessed, needs to be looked at			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 1				
	REVISION DATE: 06/28/90				
4261	FINISHES:COATINGS	graining all interior woodwork except	1723	SF	TOTAL
	MM UNIT: ANTI/042A	R106 painted gray, R209 painted white	423	SF	GOOD
	HISTORIC RATING: 1		1000	SF	FAIR
	REVISION DATE: 06/28/90		300	SF	POOR
	NOTES: floor perimeters (8-12") also grained/painted w/ central other floor covering				
4262	FINISHES:COVERINGS	wallpaper w/ frieze border, ceiling papr	1723	SF	TOTAL
	MM UNIT: ANTI/042A	everywhere; floors mostly linoleum and	23	SF	GOOD
	HISTORIC RATING: 4	other similar coverings, one rug R207	1200	SF	FAIR
	REVISION DATE: 06/28/90		500	SF	POOR
	NOTES: linoleum & wall paper are in multiple fragmented layers, ea type will be documented & samples retained				
4270	STAIRS/RAMPS:INT STAIR/RAMP	Wooden staircases- 1 fm 1st to 2nd flr,	2	EA	TOTAL
	MM UNIT: ANTI/042A	one fm 2nd flr to attic.	2	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/29/90		0	EA	POOR
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	wood stair treads, finished surface (1st	511	SF	TOTAL
	MM UNIT: ANTI/042A	to 2nd flr), unfinished surfaces 2nd to	0	SF	GOOD
	HISTORIC RATING: 1	attic.	511	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4272	STAIRS/RAMPS:STAIR/RAMP DECKING	1st/2nd flr: 1"x8 3/4"x38" w/1"ovhng	51	SF	TOTAL
	MM UNIT: ANTI/042A	stair treads (12 ea)-3ea triangular	51	SF	GOOD
	HISTORIC RATING: 1	treads make left turn. 1"x7" kick plates	0	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
	NOTES: 2nd/attic: 1"x8" kickplates excpt 2nd 2ea-1"x9" & 1"x7", 43" x30.5" t&g platform as 2nd step to make left turn.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	1st/2nd flr: 2ea 1"x12"+- risers,	51	SF	TOTAL
	MM UNIT: ANTI/042A	2nd /attic flr: not accessable	51	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	3'x4' 3-rung wood hand rail @ landing in	12	SF	TOTAL
	MM UNIT: ANTI/042A	attic.	0	SF	GOOD
	HISTORIC RATING: 1		12	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4281	FIREPLACES:MANTEL	R106, Italianate style wood mantle piece	1	EA	TOTAL
	MM UNIT: ANTI/042A	w/ brackets matching P113 & beaded trim,	0	EA	GOOD
	HISTORIC RATING: 1	painted white, 10" X 5' mantle shelf	1	EA	FAIR
	REVISION DATE: 09/18/90		0	EA	POOR
	NOTES: Installed after baseboard in this room had been installed, evidence in brick wall of larger protruding firebox,now gone				
4282	FIREPLACES:FIREBOX	None found.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 06/29/90				
4283	FIREPLACES:DAMPER	None found.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 06/29/90				
ROOF					
4311	SYSTEM:ROOF SURFACE	Corr. mtl panels overlapped @ ends & @	15	SQ	TOTAL
	MM UNIT: ANTI/042A	sides-2 courses per slope - bent over at	0	SQ	GOOD
	HISTORIC RATING: 3	eaves & NW gable end. Galv. mtl snow	12	SQ	FAIR
	REVISION DATE: 09/18/90		3	SQ	POOR
	NOTES: birds @ eaves both elev. Mtl rf placed over wd shingles. P115: stndng seam mtl rf: P116/17 corrgtd mtl panel roof				
4312	SYSTEM:ROOF SHEATHING	NE porch-1"x5" t&g, SW porch-1"x4" 12"oc	436	SF	TOTAL
	MM UNIT: ANTI/042A	w/1"x6" @ eaves, Main Hse-1"x2"+- spaced	348	SF	GOOD
	HISTORIC RATING: 3	5.5"oc w/1x12" @ eaves.	88	SF	FAIR
	REVISION DATE: 09/27/90		0	SF	POOR
	NOTES: *Sheathing for Main Hse mtl roof not accessable, sheathing for wood shingle roof was assessed.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4313	SYSTEM:ROOF STRUCTURE	NE & SW porch see 4121. Main Hse - 22 ea	1500	SF	TOTAL
	MM UNIT: ANTI/042A	3"x5" hewn or ratchet sawn x 15' span,	1000	SF	GOOD
	HISTORIC RATING: 2	1/2 lapped & nailed @ peak: ie, RAFTERS.	500	SF	FAIR
	REVISION DATE: 09/18/90		0	SF	POOR
	NOTES: 1X3" X6' collar ties, face nailed to rafters which bear on rftr plate, plain cut, no bird mouth, rftrs approx 24" OC.				
4314	SYSTEM:ROOF INSULATION	NONE FOUND			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 06/29/90				
4315	SYSTEM:ROOF CORNICE	NE elev:1"x4" gttr bd over 1"x12"facia,	58	LF	TOTAL
	MM UNIT: ANTI/042A	1"x10" soffit w/1"x4" beaded frieze. SW	0	LF	GOOD
	HISTORIC RATING: 4	elev: 1"x8" facia, 1"x10" soffit w/	54	LF	FAIR
	REVISION DATE: 06/29/90		4	LF	POOR
	NOTES: beaded frieze, 1"x6" beades rake bds @ gable end. Dimensions given are estimated.				
4316	SYSTEM:ROOF EAVES	Fascia and soffit boards as described in	58	LF	TOTAL
	MM UNIT: ANTI/042A	roof cornice # 4315.	0	LF	GOOD
	HISTORIC RATING: 1		58	LF	FAIR
	REVISION DATE: 09/18/90		0	LF	POOR
4322	OPENINGS:ROOF VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4340	FLASHING:ROOF FLASHING	Perfab. mtl roof comb.	30	LF	TOTAL
	MM UNIT: ANTI/042A		0	LF	GOOD
	HISTORIC RATING: 4		30	LF	FAIR
	REVISION DATE: 06/29/90		0	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	New gutters installed-no gutters or	86	LF	TOTAL
	MM UNIT: ANTI/042A	dwnspts.	0	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 06/29/90		86	LF	POOR
4360	FINISHES:ROOF FINISH	All roof surfaces painted with silver/	1500	SF	TOTAL
	MM UNIT: ANTI/042A	gray material over galvanized metal	0	SF	GOOD
	HISTORIC RATING: 4	substrate.	750	SF	FAIR
	REVISION DATE: 09/27/90		750	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4390	ROOF:ROOF OTHER	Lightning Prot. Sys: 2 air terminals,	1	EA	TOTAL
	MM UNIT: ANTI/042A	3/4" twisted steel dwnld, glass insul.,	0	EA	GOOD
	HISTORIC RATING: 4	1ea ornate finial @ NW end.	0	EA	FAIR
	REVISION DATE: 06/29/90		1	EA	POOR
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	12"x4' section exposed @ SW elev all	4	SF	TOTAL
	MM UNIT: ANTI/042A	other covered or below grade.Dressed	4	SF	GOOD
	HISTORIC RATING: 1	stone painted w/white paint or whitewash	0	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4412	WALLS:FDN WALL STRUCTURE	14" thick coursed stone wall, lime	4	SF	TOTAL
	MM UNIT: ANTI/042A	mortar.	4	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4413	WALLS:FDN VENTILATION	4"x6.5" opening @ base of brick wall	1	EA	TOTAL
	MM UNIT: ANTI/042A	SW elev only.	0	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/29/90		1	EA	POOR
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4430	CHIMNEYS:CHIMNEY	1 ea @ NW elevation.	1	EA	TOTAL
	MM UNIT: ANTI/042A		1	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/29/90		0	EA	POOR
4431	CHIMNEYS:CHIMNEY SURFACE	Int chimney blt into NW elev., brick	108	SF	TOTAL
	MM UNIT: ANTI/042A	wall. Brick surface top 3 courses	108	SF	GOOD
	HISTORIC RATING: 1	corbeled, vestiges of whitewash/paint.	0	SF	FAIR
	REVISION DATE: 06/29/90		0	SF	POOR
4432	CHIMNEYS:CHIMNEY STRUCTURE	Interior brick chimney blt into gable	110	LF	TOTAL
	MM UNIT: ANTI/042A	wall, interior projects 8" fm int. wall	110	LF	GOOD
	HISTORIC RATING: 1	& tapers to flush appx. 5' fm floor Rm	0	LF	FAIR
	REVISION DATE: 06/29/90		0	LF	POOR

NOTES: 106.

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4433	CHIMNEYS:FLUE/STACK	Inaccessable @ this time-1st flr. stove-	24	LF	TOTAL
	MM UNIT: ANTI/042A	pipe opening filled w/straw & accumulatd	0	LF	GOOD
	HISTORIC RATING: 0	bird manure.	0	LF	FAIR
	REVISION DATE: 06/29/90		24	LF	POOR
4434	CHIMNEYS:CHIMNEY CAP	NO VISIBLE CHMNY CAP			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 06/29/90				
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	No supply pipe network in brick house.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 4				
	REVISION DATE: 09/27/90				
4612	PLUMBING:WASTE PIPE NET	No waste pipe network in brick house.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 09/27/90				
4613	PLUMBING:PLMB FIXTURES	No plumbing fixtures in brick house.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 09/18/90				
4614	PLUMBING:PLMB EQUIPMENT	No plumbing equipment in brick house.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 0				
	REVISION DATE: 09/18/90				
4615	PLUMBING:SEPTIC SYSTEM	No septic system associated with brick			
	MM UNIT: ANTI/042A	house.			
	HISTORIC RATING: 0				
	REVISION DATE: 09/27/90				
4618	PLUMBING:WATER TREAT SYS	No water treatment system associated w/			
	MM UNIT: ANTI/042A	brick house.			
	HISTORIC RATING: 0				
	REVISION DATE: 09/27/90				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4630	ELECTRICAL:ELECTRICAL SYS	See 4630 @ 08045B & D. Very limited	1	EA	TOTAL
	MM UNIT: ANTI/042A	service installed, contemporary with	0	EA	GOOD
	HISTORIC RATING: 0	service in 08045B.	0	EA	FAIR
	REVISION DATE: 09/27/90		1	EA	POOR
4631	ELECTRICAL:INCOMING SERVICE	See 08045 B and D.	1	EA	TOTAL
	MM UNIT: ANTI/042A		1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 09/27/90		0	EA	POOR
4632	ELECTRICAL:MAIN DIST PNL	SEE 08045 B and D.			
	MM UNIT: ANTI/042A				
	HISTORIC RATING: 4				
	REVISION DATE: 09/18/90				
4634	ELECTRICAL:WIRING NETWORK	See 08045 B for details.	1	EA	TOTAL
	MM UNIT: ANTI/042A		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 09/27/90		1	EA	POOR
4635	ELECTRICAL:SWITCHES/OUTLETS	See 08045 B.	1	EA	TOTAL
	MM UNIT: ANTI/042A		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 09/27/90		1	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	Ceiling mounted incandescent fixtures,	5	EA	TOTAL
	MM UNIT: ANTI/042A	either plain porcelain or ornamental	0	EA	GOOD
	HISTORIC RATING: 0	metal fixtures w/ exposed lamps.	5	EA	FAIR
	REVISION DATE: 09/27/90		0	EA	POOR
4652	HVAC:HVAC EQUIPMENT	No HVAC Equipment located in brick			
	MM UNIT: ANTI/042A	house.			
	HISTORIC RATING: 0				
	REVISION DATE: 09/27/90				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4785	HEALTH SAFETY:PEST INFEST	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE	House located on grassy sloped lawn.	830	SF	TOTAL
	MM UNIT: ANTI/042A		530	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 06/29/90		300	SF	POOR
4913	SITE FEATURES:VEGETATION	Large maple tree @ NE elevation with	50	SF	TOTAL
	MM UNIT: ANTI/042A	large overhanging tree branches at NW	0	SF	GOOD
	HISTORIC RATING: 4	corner of house and P115.	0	SF	FAIR
	REVISION DATE: 09/27/90		50	SF	POOR
4914	SITE FEATURES:WALKWAY/PATIO	NE elev: 5" thick CIP conc wlkwy w/	120	SF	TOTAL
	MM UNIT: ANTI/042A	apron @ porch.	60	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 06/29/90		60	SF	POOR
4920	SITE:SITE DESIGN	House is primary structure in a rural	1	EA	TOTAL
	MM UNIT: ANTI/042A	vernacular farmstead context.	0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 09/27/90		1	EA	POOR

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4110	WALLS EXTERIOR WALL PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1		Stabilize masonry walls.	1180	SF	$ 25 0 8 ======= $ 33
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Paint worn off in most areas especially @ NW elev. - bricks damaged by cracking and/ or partially opened mortar joints	Conduct paint layer analysis; remove portland cement from brick faces and mortar joints; rake out & repoint joints w/ compatible soft lime mortar to match results of mortar analys	10	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Failure of paint & eroded mortar joints @ NW elev.; spalling & exfoliated brick above NE porch (115).	Rake out & repoint joints @ NW elev; prepare surface & re-paint based on results of paint layer & color analysis; replace damaged brick w/ new handmade brick to match extg.	40	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Structural cracking @ D114 & W116 w/ loss of mortar and structural failure of brick bonding; open joints in other areas (above NE porch-115)	Make structural repairs to wall @ D114/W116; rake out and dismantle & reconstruct to sound brick; repair/rplce wd strctl elements; selective repointing as required.	177	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Full wall 2" open crack btwn NE & NW walls; no keying; No. corner shows thru wall strctl crackg & NW wall has bulging @ base; out of plumb.	Design & implement non-destruc tive monitoring @ NE/NW walls; brace w/extrnl system if move-ment detected; stabilize FDN if reqd; rake out & repoint extr & intr wythes both walls.	413	SF	$ 0 0 0 ======= $ 0
4113	WALLS WALL INSULATION PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 0	No insulation.	No work at this time; stabilize existing structure.	1800	SF	$ 0 0 0 ======= $ 0
4114	WALLS WALL FLASHING PRIORITY: SERIOUS CONDITION: FAIR	2nd floor sill flashing is very bad, may require flashing between windows.	Make temporary repairs to flashing; repair open mortar joints. See recommendations in Poor Condition section.	14	LF	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4114	WALLS WALL FLASHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	Deterioration of bricks w/moss growth on surface; exfoliation of brick surfaces; saturated thru wall; open joints @ SW failure @ wall/and roof.	Remove overhung branches, install gutter on rf; correct slope deficiency @ porch rfs; install temp flshg till permnt repairs are designed; clean brick; repair/replace bricks.	22	LF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Paint failure at all wood surfaces.	Inspect elevs for further damage; install flshg to project fm rf runoff, install gutters, replace deteriorated pieces as per rec. treatment.	16	LF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Deteriorated fascia and soffit boards; gutter board also rotted in areas; water and bird/ rodent damage.	Same as Fair Recc.; ALSO provide ventilation to soffit, cornice and eave areas if reconstruction occurs. Install some ventilation either way.	11	LF	$ 0 0 0 ======= $ 0
4121	CEILINGS CLG SURFACE PRIORITY: CRITICAL CONDITION: FAIR SOURCE: RATING: 1	Bds rotted or warped show signs of water damage; checkg, warping, paint failure and mildew present.	Install flashing and counterflashing, wash mildew covered areas w/ bleach solution, prep area surface and repaint.	50	SF	$ 0 0 0 ======= $ 0
4121	CEILINGS CLG SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Borads rotted or severly warped.	Same as Fair Work Recommendation. Replace deteriorated boards with new boards to match extg beaded boards.	25	SF	$ 0 0 0 ======= $ 0
4122	CEILINGS CLG STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	Water leakage @ P115/116/117 due to absence of flashing and counterflashing. Stains evident.	SEE 4121 Fair Work Recommendation.	30	SF	$ 0 0 0 ======= $ 0
4122	CEILINGS CLG STRUCTURE PRIORITY: SERIOUS CONDITION: POOR	More extensive water damage @ P115, more deteriorated framing members.	See 4121 Fair, also: remove rotted clg bds & repair/ replace structural members to stabilize roof framing	30	SF	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4123	CEILINGS CLG TRIM PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 2	Boards severely warped or rotted.	See 4121/4122: replace rotted trim elements in kind.	16	LF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Surface erosion, spalling @ NE end of P115/116/117.	No work at this time, concrete porch flooring may be removed in a later phase of the brick wall rehabilitation.	97	SF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 3	Structural cracking @ P116 and at 117.	No work at this time. Concrete porch deck may be removed, see 4131 Fair WR.	82	SF	$ 0 0 0 ======= $ 0
4133	FLOORS FLOOR STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Spalling at extr @ P115/116, 117; erosion at extr edge exposing large rubble aggregate.	No work at this time, see 4131.	97	SF	$ 0 0 0 ======= $ 0
4133	FLOORS FLOOR STRUCTURE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	P115: structural cracking at NW end, P116/117 structural cracking.	No work at this time, see 4131. Monitor cracking, if movement ocurring deck may have to be replaced. Recommendation to replace w/ wood frame deck.	82	SF	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	Paint peeling, frames beginning to deteriorate. See sills, lintels, etc.	Prep frames, prime and paint.	5	EA	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: POOR	Lower portions of side jambs beginning to deteriorate.	Repair damaged portions w/ wood patches or dutchman repairs as needed.	7	EA	$ 0 0 0 =======

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
EXTERIOR ENVELOPE					
4142 WINDOWS WDO SASH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	Glazing cracked, paint peeling wood weathered, glass broken.	Replace broken glass, prep surfaces, prime, paint, replace glaziers points, glass, and reputty, repaint.	9	EA	$ 0 0 0 ======= $ 0
4142 WINDOWS WDO SASH PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	Extreme stages of wood sash deterioration, rails & stiles rotted & separating, muntins and mullions in poor condition also.	Repair/ replace rotted wood sash elemnts and follow regime outlined in Fair Work Recommendation.	17	EA	$ 0 0 0 ======= $ 0
4143 WINDOWS WDO TRIM PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	NW elev @ all 2nd floor wdo's have rotted lower 4-6" of jamb trim at frames.	Cut away rotted wood and repair/replace with new material.	229	LF	$ 0 0 0 ======= $ 0
4143 WINDOWS WDO TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	SEE FAIR .	SEE FAIR>	67	LF	$ 0 0 0 ======= $ 0
4144 WINDOWS WDO GLAZING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	Glass is OK but glazing putty and condition of frames are not in very good shape. Old cracked or missing putty and deteriorated frames.	Minimally, all window sash needs to be inspected and a window schedule prepared for rehabilitation. Glazing putty must be replaced at all sash & the sash must also be oiled.	18	EA	$ 0 0 0 ======= $ 0
4144 WINDOWS WDO GLAZING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1/2	8 broken or cracked glass panes, all putty brittle, broken w/ missing sections, loss of adhesion to wood and glass.	Remove extg putty w/ heat gun, remove glass, coat putty bead w/ linseed oil & prime, backputty, install glass, prime & paint sash w/ 1/16th" film on glass. ASSUMES GOOD FRAMES !!!	8	EA	$ 0 0 0 ======= $ 0
4145 WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: FAIR	Paint cracked/ peeling, hardware rusting.	Remove hardware and rehab; wirebrush or dry blast to bare metal, coat with penetrating sealer, prime	67	EA	$ 0 0 0 =======

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EXTERIOR ENVELOPE						
4145	WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1/2	Broken and missing hardware.	Inventory and replace broken and missing hardware with duplicate hardware.	3	EA	$ 0 0 0 ======= $ 0
4146	WINDOWS WDO LINTEL PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	Structural wall cracks and erosion of mortar joints in surrounding brick wall allows water penetration, paint very worn, wood deteriorating.	Repoint/relay masonry as needed; prepare lintel surfaces, prime and paint.	2	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	Paint failing, minor surface checjking, splitting wood but still structurally sound.	Remove extg finish, treat wood w/ FPL, prime and paint.	8	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1/2	Extreme surface deterioration, checking and deterioration of structural qualities.	Replace with new sill using extg for specie ID and pattern.	4	EA	$ 0 0 0 ======= $ 0
4149	WINDOWS WDO SHUTTERS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Separations @ rails & stiles, wood split @ hinge areas, wd rotted, hardware broken and missing, some still on frames.	No work at this time on shutters. Inventory existing shutters and determine extent of work required to rehang on all openings which exhibit evidence of their former locat	24	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Whitewash & layers of paint severely eroded, vestiges of each layer remain but w/ no adhesion or protection of brick walls.	Conduct layer & color analysis carefully remove loose paint & whitewash, prep and reapply protective coatings based on results of analysis.	1800	SF	$ 0 0 0 ======= $ 0

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EXTERIOR ENVELOPE						
4147	WINDOWS WDO SILL PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	paint failing, minor surface checking, splitting but wood sound	strip old paint give wood 3 min bath in clr wd preservative, allow to dry, prime & paint	8	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1/2	exterme surface checking & surface erosion, wood rotting	replace w/new sill using old for specie & pattern	4	EA	$ 0 0 0 ======= $ 0
4149	WINDOWS WDO SHUTTERS PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1	seperation @ rails & stiles, wood split @ hinge areas, wd rotted, hdwr broken & missing	match extg shutters to opening and reassess amt. dmg. repair/ replace wood elements, replace broken/missing hardware.	26	EA	$ 0 0 0 ======= $ 0
4151	DOORS DOOR FRAME PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	SW elev-paint cracked & peeling-wood beginning to weather	remove accumulated layers of paint after analysis, prime, paint w/ 2 coats	2	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1/2	stile has 1/2" hole bored thru dr. (NE elev). SW elev door paint cracked & peeling wood weathering	plug hole w/wood patch. SW elev: remove accumulated layes ofpaint, prime, & repoint	2	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1/2	bottom rail has broken tenon, paint cracked & peeling, wood beginning to weather (SW elev)	dissassemble door, repair tenon @rail, strip acc. layers of paint, prime & repaint	1	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR	rimlock catch @ SW elev loose, held in place w/ nails	after tenon on dr fixed & dr rehung replace nails @ rimlock catch w/ metal wood screws.	1	EA	$ 0 0 0 =======

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EXTERIOR ENVELOPE						
4156	DOORS DOOR LINTEL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1/2	Paint cracked, wood sound but beginning to weather.	Remove accumulated layers of paint, prime, and repaint 2 coats	3	EA	$ 0 0 0 ======= $ 0
4157	DOORS DOOR SILL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1/2	Stone delaminating, portions missing. Wood deteriorated.	replace stone sill w/new stone replace wood sill w/new wood-match color range, texture, & tooling marks.	2	EA	$ 0 0 0 ======= $ 0
4158	DOORS DOOR STORM/SCRN PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	wood door intact but mtl wire mesh screen deteriorated.	Replace metal wire mesh screen match stored doors to opening and reevaluate.	1	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Whitewash and layers of paint severely eroded, vestiges left but w/little to no adhesion.	Conduct layer & color analysis carefully remove loose paint/ white wash, recoat surface based on results of analysis.	1179	SF	$ 0 0 0 ======= $ 0
4171	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Paint worn chipped in areas.	prepare surface & repaint.	7	SF	$ 0 0 0 ======= $ 0
4190	EXTERIOR EXTERIOR OTHER PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	base moulding missing fm 2 columns, paint peeling, wood seperating @ glue joints	replace missing elements, in-fill glue joints, prepare surface area & paint	2	EA	$ 0 0 0 ======= $ 0
190	EXTERIOR EXTERIOR OTHER PRIORITY: CRITICAL CONDITION: POOR	base moulding missing fm 2 columns, paint cracking & peeling, wood seperating @ glue joints, 2 posts det. 8"+-	replace missing elements, infill glue joints, prepare surface area, seal, paint. Replace rotted elements w/	5	EA	$ 0 0 0 =======

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INTERIOR ENVELOPE					
4211 FLOORS FLOOR SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Bds cupped, surfaces worn, minor defects caused by termites, rodent holes covered by metal patches.	Replace metal patches and other surface defects with dutchman repairs.	500	SF	$ 0 0 0 ======= $ 0
4211 FLOORS FLOOR SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Same as fair but with more severeity, some boards rotted through, especially in R106.	Replace severely deteriorated boards with new boards, repair if possible.	700	SF	$ 0 0 0 ======= $ 0
4212 FLOORS FLOOR DECKING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Bds cupped, worn, large surfac defects, uneven deflections, patches, holes.	Replace sections of flooring as required to obtain sound floors.	350	SF	$ 0 0 0 ======= $ 0
4212 FLOORS FLOOR DECKING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Boards rotted thru and/or with severe deterioration.	Replace sections of flooring in deteriorated areas, make structural repairs to floor framing system.	700	SF	$ 0 0 0 ======= $ 0
4213 FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: FAIR SOURCE: RATING: 1	Joists deflecting under light loading conditions, structure is sagging towards center of space; suggests inadequate framing system.	Conduct structural assessment of system; brace with external type supports to stabilize existing structure, replace deteriorated joists with new members.	500	SF	$ 0 0 0 ======= $ 0
4213 FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	1st flr joists laid ongrade no ventilation under joists; extensive structural termite damage; extensive deflection in floor framing system.	Brace extg system w/ external supports. Replace first floor framing system in R106, inspect in R105 to determine if similar condition exist; brace and/or replace extg.	700	SF	$ 0 0 0 ======= $ 0
4214 FLOORS FLOOR INSULATION PRIORITY: MINOR CONDITION: POOR	No insulation.	No work at this time.	1320	SF	$ 0 0 0 =======

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INTERIOR ENVELOPE					
4221 WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	loss of large areas of plaster surfaces from water damage or structural deflection, espec ly in R106. Potential damage to lathe in some areas.	remove all damaged plaster, inspect for delamination from lathe (remove this too); repair lathe as needed, re-plaster using trad plaster rpr tech & mtl to match extg thick	450	SF	$ 0 0 0 ======= $ 0
4222 WALLS WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	water damage at intersection of interior walls with extr brick walls especially at NE exterior brick wall	repair/replace existing wall structure as required	175	SF	$ 0 0 0 ======= $ 0
4223 WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	some rotted bsbd from water & insect activity; damage from nails, hooks, poor patches etc also graining painted over in noted areas	repair existing, refinish as per PHAR	40	LF	$ 0 0 0 ======= $ 0
4223 WALLS WALL TRIM PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1	R106 water & insect/rodent damage @ NW/NE walls extremely heavy. Bsbd missing NW/SW wall approximately 15 LF in R105	repair/ replace existing and missing; any new wood to match existing profiles & finish of existing adjacent historic architectural millwork	60	LF	$ 0 0 0 ======= $ 0
4224 WALLS WALL ORNAMENT PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	minor scratches to verticle combed grained finish, wainscot and cap; finish dirty in most areas	re-touch existing finish, and clean as necessary	5	SF	$ 0 0 0 ======= $ 0
4231 CEILINGS CLG SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	peeling and stained ceiling paper	strip ceilings to plaster substrate, save samples of all patterns, document location of each sample	950	SF	$ 0 0 0 ======= $ 0
4231 CEILINGS CLG SURFACE PRIORITY: CRITICAL CONDITION: POOR	R106-large patches plaster fallen away exposing lathe, other multiple cracks and peeling paper following deflec	continue fair work recommendation; repair plaster surfaces only after deflection problems have been resolved as per HSAR	220	SF	$ 0 0 0 =======

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INTERIOR ENVELOPE						
4232 CEILINGS CLG STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	plaster cracking along lines perpendicular to floor framing system, ie: deflections from too great OC & inadequately sized jsts @ unsupported span	inspect after paper removal, repair or reattach delaminated plaster only after structural problems resolved DEFER TO HSAR	950	SF	$ $	0 0 0 ======= 0
4232 CEILINGS CLG STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	water damage @ R106-large patches plaster fallen away, previous patches failing, other multiple structural cracks, ie: deflection	remove damaged plaster, re-attach loose areas if possible replaster using trad matls & techniques - See recommendatio in HSAR. RESOLVE STRUCTURAL ISSUES PRIOR TO INTR REPAIRS	220	SF	$ $	0 0 0 ======= 0
4243 WINDOWS WINDOW TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	bulls eye corner blocks have numerous nail/screw holes from intr window treatments	repair damage w/ linseed oil wood putty, touch-up and/or refinish as appropriate	186	LF	$ $	0 0 0 ======= 0
4243 WINDOWS WINDOW TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	sills and aprons exhibit evidence of water and insect damage	pull & inspect all sills and aprons as part of window rehab repair & reuse all existing elements	96	LF	$ $	0 0 0 ======= 0
4245 WINDOWS WINDOW HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	all sash locks and keepers have been painted over the original finish	remove hardware for cleaning, restore original finish if possible, otherwise lacquer clean metal, return to operational condition	8	EA	$ $	0 0 0 ======= 0
4251 DOORS DOOR FRAME PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	D114 frame buckling under weight of unsupported brick walls - deteriorated masonry	work requires masonry wall to be dismantled & rebuilt, sections of wd fr may need replaced due to buckling action.	1	EA	$ $	0 0 0 ======= 0
4252 DOORS 4252 DOOR PRIORITY: MINOR CONDITION: FAIR	most 1st flr drs have minor rodent damage & finish damage D113 particularly bad damage to finish	repair holes in door rails & stiles w/ dutchmen, touch-up and clean door finish	6	EA	$ 	0 0 0 =======

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INTERIOR ENVELOPE					
4253 DOORS DOOR TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	D114 rodent damage lower edge of right inside jamb D115 different style header from jambs	repair rodent damage to lower edges of jambs using dutchman tech, refinish as per HSAR recommendations	160	LF	$ 0 0 0 ======= $ 0
4255 DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	some rimlocks are not operational, missing pieces, jammed keys, 4-6 ea	remove, repair-clean, replace	4	EA	$ 0 0 0 ======= $ 0
4255 DOORS DOOR HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	hardware miss'g on clos drs & as noted on schedule other hdwr non-operational	restoration/replacement pieces needed some areas, repair non-functional pieces as per schedule	8	EA	$ 0 0 0 ======= $ 0
4261 FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	minor wear and tear; knicks, scratches, etc	general cleaning and re-touching of finish; as per HSAR recommendations	1000	SF	$ 0 0 0 ======= $ 0
4261 FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	major obliteration of surface finish - serious damage to exposed surfaces	most likely will need to strip and refinish to match selected interior finishes, as per HSAR recommendations	300	SF	$ 0 0 0 ======= $ 0
4262 FINISHES COVERINGS PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	still adhered to substrate but w/ stains & loose edges and seams, water & moisture damage	surface failure of covering; document each type, take samples prior to removal. REMOVE ALL INTERIOR COVERINGS FROM SUBSTRATE SURFACES	1200	SF	$ 0 0 0 ======= $ 0
4262 FINISHES COVERINGS PRIORITY: CRITICAL CONDITION: POOR	peeled away or otherwise failed finish coverings substrate failure indicated	remove all coverings from interior surfaces: document ea type, retain samples. repair substrate as per HSAR	500	SF	$ 0 0 0 =======

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INTERIOR ENVELOPE						
4271	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Surface worn from years of use.	After all work on bldg is completed- clean w/ dry method.	511	SF	$ 0 0 0 ======= $ 0
4274	STAIRS/RAMPS STAIR/RAMP RAILING PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Rail is wobbly & insubstantial	provide bracing @ floor & verticle post to stiffen hand rail.	12	SF	$ 0 0 0 ======= $ 0
4281	FIREPLACES MANTEL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Several wood elements split, nail heads protruding.	Make minor carpentry repairs, can be done after temp. removal (to repair wall).	1	EA	$ 0 0 0 ======= $ 0
ROOF						
4311	SYSTEM ROOF SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	Galvanic spangling, areas of rust, fungal attack @ NE porch roof caused by ovhgng tree limbs.	Remove ovhng limbs, coat roof w/penetrol after poor deficiencies have been attended to.	12	SQ	$ 0 0 0 ======= $ 0
4311	SYSTEM ROOF SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3	Same as Fair Def. but w/wind damage, nails popping, some buckeling occuring. P115: standing water on roof, extensive water damage @ wall.	Renail loose panels, straighten bent edges, remove loose rust & scale, seal nail holes. P115: deal w/ standing water issue due to no slope @ roof.	3	SQ	$ 0 0 0 ======= $ 0
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 5	Bds. split- show weathering.	Reassess pending HSAR & as per Emergency Stab. Outlines.	60	SF	$ 0 0 0 ======= $ 0

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INTERIOR ENVELOPE						
4221	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Water damage @ some surfaces cracked and falling plaster; loss of interior wallpaper; water damage @ NW wall second floor at porch.	Remove all loose intr wall-paper, remove all loose plaster.	1000	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Loss of large areas of plaster from water or structural damahge or loss of plaster key bond to lathe; loss of lathe in some areas.	Remove all loose and damaged plaster.	1000	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Water damage at intersection of interior walls w/ extr brick walls especially at NE extr brick wall.	Repair/ replace extg wall structure as required, pending results of monitoring program.	175	SF	$ 0 0 0 ======= $ 0
ROOF						
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	Bds rottd due to rf leakage @ NW end of porch & @ some areas at main house rf. Eave boards show extreme weatherg and bird /insect damage.	Repair/replace porch roof in conjunction w/ porch rehab., see 4120. No work on house roof until roof system is replaced.	88	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	2 ea rafters @ NW gable end show damage from previous insect infestation.	Brace rafters if required for structural stability or add supplemental rafters if structurally required.	500	SF	$ 0 0 0 ======= $ 0
4315	SYSTEM ROOF CORNICE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Paint peeling, minor splitting weathering of boards.	Locate and stop water infiltration; repair/replace deteriorated areas.	54	LF	$ 0 0 0 ======= $ 0

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ROOF						
4315	SYSTEM ROOF CORNICE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Wd rotted at end grain and at locations of water infiltratn bird holes allow critter egress to bldg structure.	Repair damaged areas to prevent egress of critters. Repair/replace deteriorated portions of cornice.	4	LF	$ 0 0 0 ======= $ 0
4340	FLASHING ROOF FLASHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Deterioration of galvanized surface, minor deflection of material, does not appear to be leaking	SEE 4311 - repair/replace all defective flashing.	30	LF	$ 0 0 0 ======= $ 0
4351	DRAINAGE GUTTER/DOWNSPOUT PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Check grade and drainage of hangers, adjust if required to provide positive drainage; gutters and downspouts not yet installed 9/24/90.	Complete installatiuon of gutters and downspouts, add deflecter at valley, conduct water at least 10 feet away from building.	86	LF	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Finish worn & eroding, moss fungi growth at P116. Rusted areas beginning to show at worn paint areas.	See 4311: coat roof with sealing primer and repaint. Prep roof prior to start-up.	750	SF	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Finish chipped or peeling, roof metal beginning to rust.	See 4311: prep roof and coat roof with penetrating sealer, repaint if still necessary.	750	SF	$ 0 0 0 ======= $ 0
4390	ROOF ROOF OTHER PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Air terminals loose and fallg off roof, downlead cables have been cut, insulators missing or broken, dont know grounding conditions.	Remove extg system and replace with new system, rehab air terminals and use similar twisted copper downlead cables.	1	EA	$ 0 0 0 ======= $ 0

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FOUNDATION						
4413	WALLS FDN VENTILATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Inadequate ventilation for floor framing system. Current system allows rodent access to space under floor.	Provide crawl space for adequate ventilation of floor framing system. Excavate under extg system, regrade extr and provide openings to create positive air flow.	1	EA	$ 0 0 0 ======= $ 0
UTILITY SYSTEMS						
4630	ELECTRICAL ELECTRICAL SYS PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	Does not conform to NEC. Do not attempt to use.	Disconnect incoming service from house. Completed 09/20 1990.	1	EA	$ 0 0 0 ======= $ 0
4634	ELECTRICAL WIRING NETWORK PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Does not conform to NEC. Do not attemp to use.	See 08045 B for details.	1	EA	$ 0 0 0 ======= $ 0
4635	ELECTRICAL SWITCHES/OUTLETS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	See 08045 B	No work at this time once system has been disconnected.	1	EA	$ 0 0 0 ======= $ 0
4636	ELECTRICAL LIGHT FIXTURES PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Fixtures have been damaged and have inadequate wiring.	Repair/replace fixtures. No work at thsi time after system has been disconnected.	5	EA	$ 0 0 0 ======= $ 0
GENERAL BUILDING/SITE						
4912	SITE FEATURES GRADE/DRAINAGE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Negative drainage at NE elevation.	Regrade to establish positive drainage around house perimeter. Provide landscape design to incorporate other drainage features.	300	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
			GENERAL BUILDING/SITE			
4913	SITE FEATURES VEGETATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Overhanging branches scraping roof surface and shading NW corner providing moist environment for moss growth which is there.	Cut back tree limbs.	50	SF	$ 0 0 0 ======= $ 0
4920	SITE SITE DESIGN PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Unknown program for use of space in proposed adaptive use project.	Establish program of space use for proposed adaptive use project to proceed w/ design of landscape rehab to include site circulation and parking, etc.	1	EA	$ 0 0 0 ======= $ 0

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	CRITICAL					
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: POOR SOURCE: RATING: 1		Stabilize masonry walls.	1180	SF	$ 25 0 8 ======= $ 33
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 1	Failure of paint & eroded mortar joints @ NW elev.; spalling & exfoliated brick above NE porch (115).	Rake out & repoint joints @ NW elev; prepare surface & re-paint based on results of paint layer & color analysis; replace damaged brick w/ new handmade brick to match extg.	40	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Full wall 2" open crack btwn NE & NW walls; no keying; No. corner shows thru wall strctl crackg & NW wall has bulging @ base; out of plumb.	Design & implement non-destruc tive monitoring @ NE/NW walls; brace w/extrnl system if move-ment detected; stabilize FDN if reqd; rake out & repoint extr & intr wythes both walls.	413	SF	$ 0 0 0 ======= $ 0
4114	EXTERIOR ENVELOPE WALLS WALL FLASHING CONDITION: POOR SOURCE: RATING: 2	Deterioration of bricks w/moss growth on surface; exfoliation of brick surfaces; saturated thru wall; open joints @ SW failure @ wall/and roof.	Remove overhung branches, in-stall gutter on rf; correct slope deficiency @ porch rfs; install temp flshg till permnt repairs are designed; clean brick; repair/replace bricks.	22	LF	$ 0 0 0 ======= $ 0
4121	EXTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 1	Bds rotted or warped show signs of water damage; checkg, warping, paint failure and mildew present.	Install flashing and counter-flashing, wash mildew covered areas w/ bleach solution, prep area surface and repaint.	50	SF	$ 0 0 0 ======= $ 0
4121	EXTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: RATING: 1	Borads rotted or severly warped.	Same as Fair Work Recommenda-tion. Replace deteriorated boards with new boards to match extg beaded boards.	25	SF	$ 0 0 0 ======= $ 0

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CRITICAL						
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: RATING: 2	Extreme stages of wood sash deterioration, rails & stiles rotted & separating, muntins and mullions in poor condition also.	Repair/ replace rotted wood sash elemnts and follow regime outlined in Fair Work Recommendation.	17	EA	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: POOR SOURCE: RATING: 1/2	8 broken or cracked glass panes, all putty brittle, broken w/ missing sections, loss of adhesion to wood and glass.	Remove extg putty w/ heat gun, remove glass, coat putty bead w/ linseed oil & prime, back-putty, install glass, prime & paint sash w/ 1/16th" film on glass. ASSUMES GOOD FRAMES !!!	8	EA	$ 0 0 0 ======= $ 0
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: POOR SOURCE: RATING: 1/2	Extreme surface deterioration, checking and deterioration of structural qualities.	Replace with new sill using extg for specie ID and pattern.	4	EA	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 1	Same as fair but with more severeity, some boards rotted through, especially in R106.	Replace severely deteriorated boards with new boards, repair if possible.	700	SF	$ 0 0 0 ======= $ 0
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Joists deflecting under light loading conditions, structure is sagging towards center of space; suggests inadequate framing system.	Conduct structural assessment of system; brace with external type supports to stabilize existing structure, replace deteriorated joists with new members.	500	SF	$ 0 0 0 ======= $ 0
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 1	1st flr joists laid ongrade no ventilation under joists; extensive structural termite damage; extensive deflection in floor framing system.	Brace extg system w/ external supports. Replace first floor framing system in R106, inspect in R105 to determine if similar condition exist; brace and/or replace extg.	700	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: RATING: 4	Check grade and drainage of hangers, adjust if required to provide positive drainage; gutters and downspouts not yet installed 9/24/90.	Complete installatiuon of gutters and downspouts, add deflecter at valley, conduct water at least 10 feet away from building.	86	LF	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 0	Does not conform to NEC. Do not attempt to use.	Disconnect incoming service from house. Completed 09/20 1990.	1	EA	$ 0 0 0 ======= $ 0
4912	GENERAL BUILDING/SITE SITE FEATURES GRADE/DRAINAGE CONDITION: POOR SOURCE: RATING: 4	Negative drainage at NE elevation.	Regrade to establish positive drainage around house perimeter. Provide landscape design to incorporate other drainage features.	300	SF	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 1	Paint worn off in most areas especially @ NW elev. - bricks damaged by cracking and/ or partially opened mortar joints	Conduct paint layer analysis; remove portland cement from brick faces and mortar joints; rake out & repoint joints w/ compatible soft lime mortar to match results of mortar analys	10	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Structural cracking @ D114 & W116 w/ loss of mortar and structural failure of brick bonding; open joints in other areas (above NE porch-115)	Make structural repairs to wall @ D114/W116; rake out and dismantle & reconstruct to sound brick; repair/rplce wd strctl elements; selective repointing as required.	177	SF	$ 0 0 0 ======= $ 0
4114	EXTERIOR ENVELOPE WALLS WALL FLASHING CONDITION: FAIR SOURCE: RATING: 2	2nd floor sill flashing is very bad, may require flashing between windows.	Make temporary repairs to flashing; repair open mortar joints. See recommendations in Poor Condition section.	14	LF	$ 0 0 0 ======= $ 0

SERIOUS

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: POOR SOURCE: RATING: 2	Deteriorated fascia and soffit boards; gutter board also rotted in areas; water and bird/ rodent damage.	Same as Fair Recc.; ALSO provide ventilation to soffit, cornice and eave areas if reconstruction occurs. Install some ventilation either way.	11	LF	$ 0 0 0 ======= $ 0
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	Water leakage @ P115/116/117 due to absence of flashing and counterflashing. Stains evident.	SEE 4121 Fair Work Recommendation.	30	SF	$ 0 0 0 ======= $ 0
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: POOR SOURCE: RATING: 2	More extensive water damage @ P115, more deteriorated framing members.	See 4121 Fair, also: remove rotted clg bds & repair/ replace structural members to stabilize roof framing system. Possible reconstruction if reframing required.	30	SF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: RATING: 2	Paint peeling, frames beginning to deteriorate. See sills, lintels, etc.	Prep frames, prime and paint.	5	EA	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: POOR SOURCE: RATING: 2	Lower portions of side jambs beginning to deteriorate.	Repair damaged portions w/ wood patches or dutchman repairs as needed.	7	EA	$ 0 0 0 ======= $ 0
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: FAIR SOURCE: RATING: 2	Glazing cracked, paint peeling wood weathered, glass broken.	Replace broken glass, prep surfaces, prime, paint, replace glaziers points, glass, and reputty, repaint.	9	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: FAIR SOURCE: RATING: 2	NW elev @ all 2nd floor wdo's have rotted lower 4-6" of jamb trim at frames.	Cut away rotted wood and repair/replace with new material.	229	LF	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: POOR SOURCE: RATING: 2	SEE FAIR .	SEE FAIR>	67	LF	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: FAIR SOURCE: RATING: 1/2	Glass is OK but glazing putty and condition of frames are not in very good shape. Old cracked or missing putty and deteriorated frames.	Minimally, all window sash needs to be inspected and a window schedule prepared for rehabilitation. Glazing putty must be replaced at all sash & the sash must also be oiled.	18	EA	$ 0 0 0 ======= $ 0
4146	EXTERIOR ENVELOPE WINDOWS WDO LINTEL CONDITION: FAIR SOURCE: RATING: 1/2	Structural wall cracks and erosion of mortar joints in surrounding brick wall allows water penetration, paint very worn, wood deteriorating.	Repoint/relay masonry as needed; prepare lintel surfaces, prime and paint.	2	EA	$ 0 0 0 ======= $ 0
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: FAIR SOURCE: RATING: 1/2	Paint failing, minor surface checjking, splitting wood but still structurally sound.	Remove extg finish, treat wood w/ FPL, prime and paint.	8	EA	$ 0 0 0 ======= $ 0
4149	EXTERIOR ENVELOPE WINDOWS WDO SHUTTERS CONDITION: POOR SOURCE: RATING: 1	Separations @ rails & stiles, wood split @ hinge areas, wd rotted, hardware broken and missing, some still on frames.	No work at this time on shutters. Inventory existing shutters and determine extent of work required to rehang on all openings which exhibit evidence of their former locat	24	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 1	Whitewash & layers of paint severely eroded, vestiges of each layer remain but w/ no adhesion or protection of brick walls.	Conduct layer & color analysis carefully remove loose paint & whitewash, prep and reapply protective coatings based on results of analysis.	1800	SF	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 1	Bds cupped, surfaces worn, minor defects caused by termites, rodent holes covered by metal patches.	Replace metal patches and other surface defects with dutchman repairs.	500	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: FAIR SOURCE: RATING: 1	Bds cupped, worn, large surfac defects, uneven deflections, patches, holes.	Replace sections of flooring as required to obtain sound floors.	350	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: POOR SOURCE: RATING: 1	Boards rotted thru and/or with severe deterioration.	Replace sections of flooring in deteriorated areas, make structural repairs to floor framing system.	700	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 1	Loss of large areas of plaster from water or structural damahge or loss of plaster key bond to lathe; loss of lathe in some areas.	Remove all loose and damaged plaster.	1000	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Water damage at intersection of interior walls w/ extr brick walls especially at NE extr brick wall.	Repair/ replace extg wall structure as required, pending results of monitoring program.	175	SF	$ 0 0 0 ======= $ 0

SERIOUS

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: FAIR SOURCE: RATING: 3	Bds rottd due to rf leakage @ NW end of porch & @ some areas at main house rf. Eave boards show extreme weatherg and bird /insect damage.	Repair/replace porch roof in conjunction w/ porch rehab., see 4120. No work on house roof until roof system is replaced.	88	SF	$ 0 0 0 ======= $ 0
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	2 ea rafters @ NW gable end show damage from previous insect infestation.	Brace rafters if required for structural stability or add supplemental rafters if structurally required.	500	SF	$ 0 0 0 ======= $ 0
4315	ROOF SYSTEM ROOF CORNICE CONDITION: FAIR SOURCE: RATING: 4	Paint peeling, minor splitting weathering of boards.	Locate and stop water infiltration; repair/replace deteriorated areas.	54	LF	$ 0 0 0 ======= $ 0
4315	ROOF SYSTEM ROOF CORNICE CONDITION: POOR SOURCE: RATING: 4	Wd rotted at end grain and at locations of water infiltratn bird holes allow critter egress to bldg structure.	Repair damaged areas to prevent egress of critters. Repair/replace deteriorated portions of cornice.	4	LF	$ 0 0 0 ======= $ 0
4340	ROOF FLASHING ROOF FLASHING CONDITION: FAIR SOURCE: RATING: 4	Deterioration of galvanized surface, minor deflection of material, does not appear to be leaking	SEE 4311 - repair/replace all defective flashing.	30	LF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 4	Finish chipped or peeling, roof metal beginning to rust.	See 4311: prep roof and coat roof with penetrating sealer, repaint if still necessary.	750	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4390	ROOF ROOF ROOF OTHER CONDITION: POOR SOURCE: RATING: 4	Air terminals loose and fallg off roof, downlead cables have been cut, insulators missing or broken, dont know grounding conditions.	Remove extg system and replace with new system, rehab air terminals and use similar twisted copper downlead cables.	1	EA	$ 0 0 0 ======= $ 0
4413	FOUNDATION WALLS FDN VENTILATION CONDITION: POOR SOURCE: RATING: 1	Inadequate ventilation for floor framing system. Current system allows rodent access to space under floor.	Provide crawl space for adequate ventilation of floor framing system. Excavate under extg system, regrade extr and provide openings to create positive air flow.	1	EA	$ 0 0 0 ======= $ 0
4634	UTILITY SYSTEMS ELECTRICAL WIRING NETWORK CONDITION: POOR SOURCE: RATING: 0	Does not conform to NEC. Do not attemp to use.	See 08045 B for details.	1	EA	$ 0 0 0 ======= $ 0
4635	UTILITY SYSTEMS ELECTRICAL SWITCHES/OUTLETS CONDITION: POOR SOURCE: RATING: 0	See 08045 B	No work at this time once system has been disconnected.	1	EA	$ 0 0 0 ======= $ 0
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: RATING: 4	Overhanging branches scraping roof surface and shading NW corner providing moist environment for moss growth which is there.	Cut back tree limbs.	50	SF	$ 0 0 0 ======= $ 0
4920	GENERAL BUILDING/SITE SITE SITE DESIGN CONDITION: POOR SOURCE: RATING: 0	Unknown program for use of space in proposed adaptive use project.	Establish program of space use for proposed adaptive use project to proceed w/ design of landscape rehab to include site circulation and parking, etc.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4113	EXTERIOR ENVELOPE WALLS WALL INSULATION CONDITION: POOR SOURCE: RATING: 0	No insulation.	No work at this time; stabilize existing structure.	1800	SF	$ 0 0 0 ======= $ 0
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: RATING: 2	Paint failure at all wood surfaces.	Inspect elevs for further damage; install flshg to project fm rf runoff, install gutters, replace deteriorated pieces as per rec. treatment.	16	LF	$ 0 0 0 ======= $ 0
4123	EXTERIOR ENVELOPE CEILINGS CLG TRIM CONDITION: POOR SOURCE: RATING: 2	Boards severely warped or rotted.	See 4121/4122: replace rotted trim elements in kind.	16	LF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 3	Surface erosion, spalling @ NE end of P115/116/117.	No work at this time, concrete porch flooring may be removed in a later phase of the brick wall rehabilitation.	97	SF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 3	Structural cracking @ P116 and at 117.	No work at this time. Concrete porch deck may be removed, see 4131 Fair WR.	82	SF	$ 0 0 0 ======= $ 0
4133	EXTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: FAIR SOURCE: RATING: 4	Spalling at extr @ P115/116, 117; erosion at extr edge exposing large rubble aggregate.	No work at this time, see 4131.	97	SF	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
4133	EXTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 4	P115: structural cracking at NW end, P116/117 structural cracking.	No work at this time, see 4131. Monitor cracking, if movement ocurring deck may have to be replaced. Recommendation to replace w/ wood frame deck.	82	SF	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: FAIR SOURCE: RATING: 1/2	Paint cracked/ peeling, hardware rusting.	Remove hardware and rehab; wirebrush or dry blast to bare metal, coat with penetrating sealer, prime and paint.	67	EA	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: POOR SOURCE: RATING: 1/2	Broken and missing hardware.	Inventory and replace broken and missing hardware with duplicate hardware.	3	EA	$ 0 0 0 ======= $ 0
4214	INTERIOR ENVELOPE FLOORS FLOOR INSULATION CONDITION: POOR SOURCE: RATING: 0	No insulation.	No work at this time.	1320	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 1	Water damage @ some surfaces cracked and falling plaster; loss of interior wallpaper; water damage @ NW wall second floor at porch.	Remove all loose intr wall-paper, remove all loose plaster.	1000	SF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: FAIR SOURCE: RATING: 4	Finish worn & eroding, moss fungi growth at P116. Rusted areas beginning to show at worn paint areas.	See 4311: coat roof with sealing primer and repaint. Prep roof prior to start-up.	750	SF	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4636	UTILITY SYSTEMS ELECTRICAL LIGHT FIXTURES CONDITION: FAIR SOURCE: RATING: 0	Fixtures have been damaged and have inadequate wiring.	Repair/replace fixtures. No work at thsi time after system has been disconnected.	5	EA	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

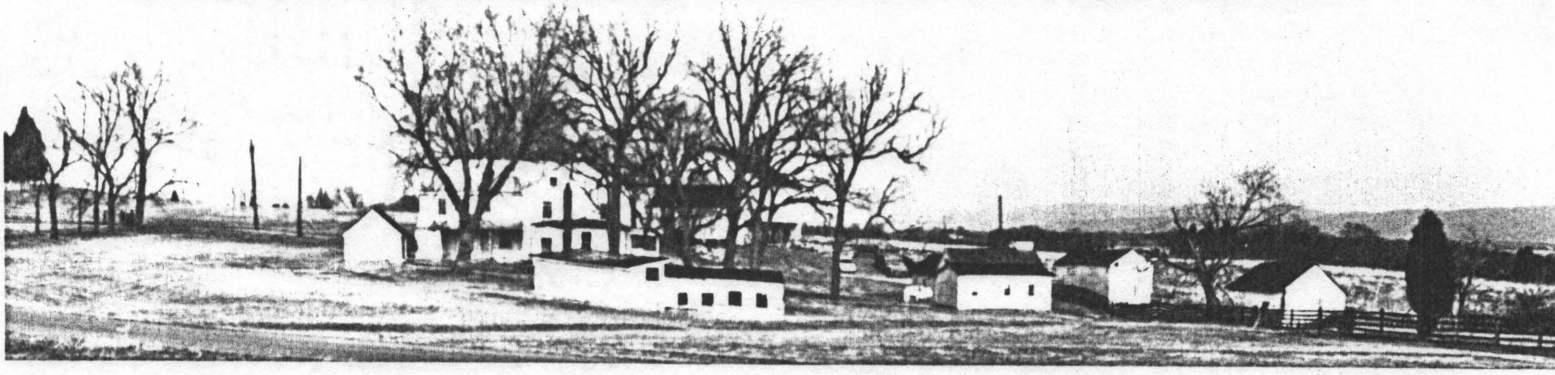
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA FARM HOUSE: Frame House, 08045B



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



MUMMA FARM HOUSE: Frame Addition



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--EXECUTIVE SUMMARY----------

SIGNIFICANCE: Large addition constructed adjacent to brick house. Post Civil War transitional platform frame construction. Italianate details. Exact construction date undetermined; third or fourth quarter nineteenth century; evidence in materials & detailing.
ARCHITECTURAL DESCRIPTION: Modified Italianate; basic frame house with central hall and stair, two storeys on raised stone foundation, clipped gable roof, detailed cornice...

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES: Circa 1898 Italianate Frame Addition

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0042
- MANAGEMENT UNIT: ANTI/042B
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 3020
- SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IB
- LCS ID NUMBER: 08045
- HOUSING NUMBER: STRUC#0042
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 484200
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC Class C Estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1864-1898

SIZE INFORMATION
- TOTAL FLOOR AREA: 3228 SF
- FIRST FLOOR AREA: 996 SF
- ADDITIONAL FLOOR AREA: 2232 SF
- TOTAL BASEMENT AREA: 996 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 996 SF
- ROOF AREA: 1250 SF
- PERIMETER LENGTH: 130 LF
- NUMBER OF STORIES: 3
- NUMBER OF ROOMS: 11
- NUMBER OF BATHROOMS: 1.5

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

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--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:
See 08045A for listing.

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS dwgs; plans, elev, sec, dtail	MD950A	1987-88	5 sheets: Library of Congress, DSC, park files
DSC PARKCODE 302			

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: MD-950A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: See 08045A for CRBIB listing. DATE: / CRBIB NUMBER:

TITLE:

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--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: 1863-1898 CONSTRUCTION: Built TEXT: Date of original construction not verified
COST: $ 0 DESIGNER: Vernacular structure DESIGNER'S OCCUPATION: Other

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

Frame House as single separate bldg, Level II ICAP procedure.
See explanation at 08045A, General Information Report, same location.

INSPECTION TEAM

DATE OF INSPECTION: 08/02/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 West Potomac Street
Williamsport, MD 21795
(301) 223-7872
AREAS: Frame House, 08045B
TIMES:
INSPECTION: 32 HRS.
REPORT PREPARATION: 14 HRS.

Christian Bookter
Exhb. Spec./ Restoration
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: Frame House, 08045B
TIMES:
INSPECTION: 6 HRS.
REPORT PREPARATION: 4 HRS.

Diane Thomas
WPTC Volunteer
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045B
TIMES:
INSPECTION: 0 HRS.
REPORT PREPARATION: 6 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 07/29/90
NAME: Bookter, Thomas, Vitanza
ADDRESS: NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Wood horizontal cove top "German" lapped	1600	SF	TOTAL
	MM UNIT: ANTI/042B	siding, painted white.	0	SF	GOOD
	HISTORIC RATING: 1		700	SF	FAIR
			900	SF	POOR
	NOTES: See 4161 foe evaluation of exterior paint coating.				
4112	WALLS:WALL STRUCTURE	Wood stud platform frame: transitional	1600	SF	TOTAL
	MM UNIT: ANTI/042B	style w/ heavy timber plates, posts and	500	SF	GOOD
	HISTORIC RATING: 1	beams & lighter dimension studs, joists,	500	SF	FAIR
			600	SF	POOR
	NOTES: etc. Studs are 2X6" vertical sawn 18 - 24" OC; heavy diag. corner bracing both floors; posts and beam exterior framing.				
4113	WALLS:WALL INSULATION	NONE FOUND.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 0				
4114	WALLS:WALL FLASHING	Aluminum, zinc, and galvanized metal	60	LF	TOTAL
	MM UNIT: ANTI/042B	flashing nailed to siding @ NE & SE	0	LF	GOOD
	HISTORIC RATING: 4	porches. 4" tall step flashing used at	22	LF	FAIR
			38	LF	POOR
	NOTES: SW 1 storey kitchen addition. No counterflashing used in any of above installations.				
4116	WALLS:WALL TRIM	Corner boards to trim out siding @ each	212	LF	TOTAL
	MM UNIT: ANTI/042B	of 3 outside corners (1.5X3-4") over-	0	LF	GOOD
	HISTORIC RATING: 1	lapping bds running from fdn to cornice	176	LF	FAIR
			36	LF	POOR
	NOTES: fascia. Rake bds (1X6) @ SW gable end. Extensive bracketed cornice w/ fascia & overhanging soffit & eave, etc. SEE 4117				
4117	WALLS:WALL ORNAMENT	Laminated wd brackets, Italianate style,	33	EA	TOTAL
	MM UNIT: ANTI/042B	18X12X4" @ 24"OC w/18" fascia & 16" boxd	0	EA	GOOD
	HISTORIC RATING: 1	soffit w/ 8" gutter bd under roof sheath	33	EA	FAIR
			0	EA	POOR
	NOTES: -ing, cornice located on NE & SE elevations only. SEE SEPARATE LISTING FOR SE PORCH (SEE ALSO 4315, 4316).				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4121	CEILINGS:CLG SURFACE	P114: double beaded bds 1X3 w/ .5" space	257	SF	TOTAL
	MM UNIT: ANTI/042B	btwn bds. P113: 1X2 1/2X7'-4" plain bds	0	SF	GOOD
	HISTORIC RATING: 1	w/ 1/2" space btwn bds.	257	SF	FAIR
			0	SF	POOR
	NOTES: Painted white, boards appear in sound condition.				
4122	CEILINGS:CLG STRUCTURE	P113: wood frame, exact nature not known	257	SF	TOTAL
	MM UNIT: ANTI/042B	at this time. P114: wood frame, 2X4	0	SF	GOOD
	HISTORIC RATING: 2	sleepers spanning btwn breast beams of	80	SF	FAIR
			177	SF	POOR
	NOTES: porch framing. Appears sound, probably has some water damage evidence ponding on porch roof & staining on clg bds.				
4123	CEILINGS:CLG TRIM	P113: double curved profile style 1/2	104	LF	TOTAL
	MM UNIT: ANTI/042B	round trim approx 1 3/4" flat X 3/4"	68	LF	GOOD
	HISTORIC RATING: 1/2	diam. P114: Simple quarter round approx	36	LF	FAIR
			0	LF	POOR
	NOTES: 2" diam X 1" flats. P113 =36LF, P114 = 68LF, Historic rating 2 @ P114.				
4124	CEILINGS:CLG ORNAMENT	None at either porch.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 0				
4131	FLOORS:FLOOR SURFACE	P113: 1X5 flat sawn T&G wood boards.	257	SF	TOTAL
	MM UNIT: ANTI/042B	P114: 5/8X 2 1/4 edge grain T&G wood	0	SF	GOOD
	HISTORIC RATING: 2/6	strip floor bds, specie undetermined.	177	SF	FAIR
			80	SF	POOR
	NOTES: Both floors have been painted gray. Hist rating: 6 for P113, obvious modern replcmnt; 2 @ P114, could be 2 or 3rd replcmt				
4132	FLOORS:FLOOR DECKING	No sub flooring @ either porch, wood			
	MM UNIT: ANTI/042B	strip bds. nailed directly to framing.			
	HISTORIC RATING: 0				
4133	FLOORS:FLOOR STRUCTURE	3X4 joists span'g btwn plates @ 24"OC @	257	SF	TOTAL
	MM UNIT: ANTI/042B	P113; 2X8 jsts parallel to house facade	0	SF	GOOD
	HISTORIC RATING: 1	supported by beams @ 1/3 pts.	177	SF	FAIR
			80	SF	POOR
	NOTES: P113: all components exhibit advanced stages of deterioratin cannot determine exact nature or extent of damage @ framing.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4134	FLOORS:RAILING	P113: btwn box clmns-archtl signif curv-	18	LF	TOTAL
	MM UNIT: ANTI/042B	lnr cutout balustrade panels see HABS MD	0	LF	GOOD
	HISTORIC RATING: 1	950-A, sht5; top rail moulded w/ rabbett	14	LF	FAIR
			4	LF	POOR
	NOTES: slot for balus pnls, shoe 7/4X6' w/ dbl bevel angle cut @ top edge; pnls have singl bvl fit inside bvl @ shoe, toe nailed.				
4141	WINDOWS:WDO FRAME	Simple wd frame flush w/ face of extr wl	20	EA	TOTAL
	MM UNIT: ANTI/042B	all measure 2'10"X 5'6"X 6" except W301,	0	EA	GOOD
	HISTORIC RATING: 1	302 which are 2'2"X 2'7.5"X 5".	17	EA	FAIR
			3	EA	POOR
	NOTES: Frames exposed @ W106,107 do not appear to be mortise and tenon, rather simple rough opng nailed together.				
4142	WINDOWS:WDO SASH	Wooden double hung 6/6 sash except W301	20	EA	TOTAL
	MM UNIT: ANTI/042B	302 which are 4 lite casement sash which	0	EA	GOOD
	HISTORIC RATING: 1	swing in. 31 1/2 X 32 1/2 X 1 7/8" thk-	10	EA	FAIR
	REVISION DATE: 09/04/90		10	EA	POOR
	NOTES: ness. Railes&stiles are thru tenoned&pegged, vert. mulns are tthr ten.& shmd @ rls, hor muls are blnd tnnd into stls&mul				
4143	WINDOWS:WDO TRIM	4" deep beaded trim bdsw/1 1/2" face,	267	LF	TOTAL
	MM UNIT: ANTI/042B	cove molded extr. stops, 1st flr wnds	0	LF	GOOD
	HISTORIC RATING: 1	have simple projecting hood 3/4 X 1"-	187	LF	FAIR
	REVISION DATE: 09/04/90		80	LF	POOR
	NOTES: let into siding bds. All wdos have plain extr sills - see 4147.				
4144	WINDOWS:WDO GLAZING	9 1/4 X 14 1/4 single thickness @ all	224	EA	TOTAL
	MM UNIT: ANTI/042B	windows except N301,302-4 ea@ 9 X 12.	0	EA	GOOD
	HISTORIC RATING: 1	Clear float glass w/chrstc. distortions.	0	EA	FAIR
	REVISION DATE: 09/04/90		224	EA	POOR
	NOTES: Glazing putty approx. 1/2 X 3/16 bead. See 4142. 24 pieces cracked or broken.				
4145	WINDOWS:WDO HARDWARE	66 ea MTL shutter pintels,30 ea MTL	114	EA	TOTAL
	MM UNIT: ANTI/042B	shutter dog anchors, and 18 ea MTL	0	EA	GOOD
	HISTORIC RATING: 1	shutter sill clips.	16	EA	FAIR
	REVISION DATE: 09/04/90		98	EA	POOR
	NOTES: W102 and 206 have 2 ea sill shutter clips All hardware has been painted. See 4149.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4146	WINDOWS:WDO LINTEL MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	None in frame portion of house exposed on extr.			
4147	WINDOWS:WDO SILL MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	Wood sill (1 1/4 X 6 X ?)and sub sills (3 X 8 X(?)) exposed on extr- sub sills overhang siding 1 1/2 ".	20 2 8 10	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: Visually inspected all sills only - did not conduct probe tests.				
4148	WINDOWS:WDO STORM/SCRN MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	No indication of storm sash or screens in existing window framing.			
4149	WINDOWS:WDO SHUTTERS MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	No extant shutters in place; hardware in each window indicates historic presence of shutters.	36 0 0 36	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: Check for hardware. See 4145. See HSAR for 042A brick house some shutters extant, w/fixed louvers.				
4151	DOORS:DOOR FRAME MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	Wood frames integral to structural frame of building. D101 and D103:3-3" X 8l X 8" including transom.	2 0 2 0	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: Frame has interior and exterior trim. See 4490 for bsmt door, D001.				
4152	DOORS:DOOR MM UNIT: ANTI/042B HISTORIC RATING: 1 REVISION DATE: 09/04/90	3' X 6'3" X 1 3/8"; plain 4 panel doors w/double tenoned locking and bottom rail 11" locking rail, stills 4 1/2" panels	2 0 2 0	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: ...have 1 1/2" convex moulding applied trim.D101 & D103 only D109 orig. extr door, now intr., see 4252.See 4490 for D001				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4153	DOORS:DOOR TRIM	See 4151- trim integral w/frame.	30	LF	TOTAL
	MM UNIT: ANTI/042B		30	LF	GOOD
	HISTORIC RATING: 1		0	LF	FAIR
	REVISION DATE: 09/04/90		0	LF	POOR
4154	DOORS:DOOR GLAZING	None D101 or D103.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 4				
	REVISION DATE: 09/04/90				
4155	DOORS:DOOR HARDWARE	D101:1 pr 3 1/2 X 3 2 knuckle hinges	2	EA	TOTAL
	MM UNIT: ANTI/042B	orig key escutcheon, door knob rose on	0	EA	GOOD
	HISTORIC RATING: 1	extr;white porc knob and 4X5 1/2 rim lck	1	EA	FAIR
	REVISION DATE: 09/04/90		1	EA	POOR
	NOTES: on intr.D103 all pcs. intact.Hardware inventoried by doors ttl qnty indicates # of doors, not # of pieces of hardware.				
4156	DOORS:DOOR LINTEL	None at frame addtion.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 1				
	REVISION DATE: 09/04/90				
4157	DOORS:DOOR SILL	2 1/4"X8"X39" w/5" coved intr threshold	2	EA	TOTAL
	MM UNIT: ANTI/042B	sills tapered from 2 1/4 to 3 1/2 or 4"	0	EA	GOOD
	HISTORIC RATING: 1	in thickness.	2	EA	FAIR
	REVISION DATE: 09/04/90		0	EA	POOR
	NOTES: Frame sills and threshold sills evaluated separately.				
4158	DOORS:DOOR STORM/SCRN	D101 has evidence of storm door @ frame,	2	EA	TOTAL
	MM UNIT: ANTI/042B	but no door exists. D103 has 3'6"X6'9"X	0	EA	GOOD
	HISTORIC RATING: 5	1" door intact.	1	EA	FAIR
	REVISION DATE: 09/04/90		1	EA	POOR
	NOTES: D103-6 horizontal panels-upper 3 glass-bottom 3 wood.Varnish -ed nat. finish.Obvs. modn door. See dr in hog pen for pos fit				
4161	FINISHES:COATINGS	Extr of frame house siding & all archit-	1600	SF	TOTAL
	MM UNIT: ANTI/042B	ectual trim is painted white-extr of d.	0	SF	GOOD
	HISTORIC RATING: 1	101 not white-color not determined due	0	SF	FAIR
	REVISION DATE: 09/04/90		1600	SF	POOR
	NOTES: to excess dirt- paint analysis will be conducted mid-Aug 90' Resulb will determine extr scheme & materials.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	R114:11'X 3'7"X 12" thick concrete step	90	SF	TOTAL
	MM UNIT: ANTI/042B	leading to conc walkway, trowel finish.	0	SF	GOOD
	HISTORIC RATING: 4	P113: stairs have been removed.	40	SF	FAIR
	REVISION DATE: 09/04/90		50	SF	POOR
	NOTES: Not historic- probably replaces wooden stairs.				
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	P114- cast in place concrete, no evidenc	50	SF	TOTAL
	MM UNIT: ANTI/042B	of reinforcement. P113 - most likely	0	SF	GOOD
	HISTORIC RATING: 1	wooden structure.	0	SF	FAIR
	REVISION DATE: 09/04/90		50	SF	POOR
	NOTES: P113- no evidence of stone foundation exists for stairs- at surface level.				
4190	EXTERIOR:EXTERIOR OTHER	P114:3 free stand'g & 2 engagd simple	11	EA	TOTAL
	MM UNIT: ANTI/042B	Tuscan columns w/entasis, capitals w/	0	EA	GOOD
	HISTORIC RATING: 1	echinus & abacus, 9" Diam X 8'-6" on	5	EA	FAIR
			6	EA	POOR
	NOTES: square plinth blox, wood cx, staves evident. P113: 4 free stng & 2 engagd tapered box cols, Ital style, matches Tuscan				
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	Miscellaneous carpets and sheet	300	SF	TOTAL
	MM UNIT: ANTI/042B	linoleums used throughout house.	0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 09/04/90		300	SF	POOR
	NOTES: Carpet in 102 by NPS, linoleum by previous owners. All other unfinished wood.				
4212	FLOORS:FLOOR DECKING	1"thk rndm wdth brd flrg thruout-4"to8"	3816	SF	TOTAL
	MM UNIT: ANTI/042B	wdths,rndm lnth T&G;areas of 3 1/2"T&G	0	SF	GOOD
	HISTORIC RATING: 1	used to rpr or patch (attic is comp flrd	2416	SF	FAIR
	REVISION DATE: 09/04/90		1400	SF	POOR
	NOTES: (972sqft)).No subflr-dckng nailed to 101sb. Bsmt is thin con oover dirt(900sqft)Flr 2-3"thk-unrenfcd.R204-vynl tile glued				
4213	FLOORS:FLOOR STRUCTURE	1st flr frmng:2"X7" 101sb 21"-24'oc,extr	3816	SF	TOTAL
	MM UNIT: ANTI/042B	sill plts w/cntr beam spnng btwn chmnys.	0	SF	GOOD
	HISTORIC RATING: 1	101sb are mortise&tenoned&pged @NW spand	972	SF	FAIR
	REVISION DATE: 09/04/90		2844	SF	POOR
	NOTES: ctr beam-not contd to spe se sill plt-joist.Span 11'3"to 12' 6"unsprtd-ext plts R 8X9/ctr bm is7X9.2nd&atc are 2X7				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4221	WALLS:WALL SURFACE	Plaster on lath all walls xpt NW wall in	6400	SF	TOTAL
	MM UNIT: ANTI/042B	R103 & R206 which is plaster over brick-	3400	SF	GOOD
	HISTORIC RATING: 1	covered w/mul layers of wallpaper.	2000	SF	FAIR
	REVISION DATE: 09/06/90		1000	SF	POOR
	NOTES: Lathe is ratchet & circular sawn w/typical sqrd. head nails, Plas is zooat appl. local brown mud w/animal hair,binder...				
4222	WALLS:WALL STRUCTURE	2 X 4 studs approx 24" oc:wall studs sit	2800	SF	TOTAL
	MM UNIT: ANTI/042B	on top of floorbds & btwn extr walls,	800	SF	GOOD
	HISTORIC RATING: 1	bsbds run continuos along extr walls.	1600	SF	FAIR
	REVISION DATE: 09/06/90		400	SF	POOR
	NOTES: Transitional platform frme type constrc. Non load bearing as sssupport beams span btwn chimneys & extr walls(which ...				
4223	WALLS:WALL TRIM	1 X 6 bdd bsbd all rooms,approx 600LF	660	LF	TOTAL
	MM UNIT: ANTI/042B	simple 1X3 1/2 plain picture/coat hook	334	LF	GOOD
	HISTORIC RATING: 1	rail found in var rooms, all thing ...	70	LF	FAIR
	REVISION DATE: 09/06/90		256	LF	POOR
	NOTES: Found in 101,104,202,205 & 206 total pix rail approx 60LF BSBD also let into frame,run cont along extr walls than @..				
4231	CEILINGS:CLG SURFACE	Plaster jon lath all covered w/multiple	2016	SF	TOTAL
	MM UNIT: ANTI/042B	layers of wall papers-most ceilings have	516	SF	GOOD
	HISTORIC RATING: 1	border paper @ wall edges.	1000	SF	FAIR
	REVISION DATE: 09/06/90		500	SF	POOR
	NOTES: See 4221 for description. Bsmt & attic clgs not finished. Roof leaks have been repaired.				
4232	CEILINGS:CLG STRUCTURE	Transitional platform style wood framing	2016	SF	TOTAL
	MM UNIT: ANTI/042B	2 X 7 joists approx 21-24" OC, spanning	2016	SF	GOOD
	HISTORIC RATING: 1	btwn timber beams & posts.	0	SF	FAIR
	REVISION DATE: 09/06/90		0	SF	POOR
	NOTES: See 4213 for deficiencies and recommendations.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION

INTERIOR ENVELOPE

4233 CEILINGS:CLG TRIM — None in frame house
MM UNIT: ANTI/042B
HISTORIC RATING: 1
REVISION DATE: 09/06/90

NOTES: Metal ceiling grates to let heat rise to 2nd floor seen in 102 & 103 near fireplaces or intr walls.

4234 CEILINGS:CLG ORNAMENTION — None
MM UNIT: ANTI/042B
HISTORIC RATING: 0
REVISION DATE: 09/06/90

4240 WINDOWS:INTERIOR WINDOW — Not use level 2 survey.
MM UNIT: ANTI/042B
HISTORIC RATING: 0
REVISION DATE: 09/06/90

4241 WINDOWS:WINDOW FRAME — W108 non enclosed, was once an extr wndo
MM UNIT: ANTI/042B — See 4141 for frame.
HISTORIC RATING: 1
REVISION DATE: 09/06/90

4242 WINDOWS:WINDOW SASH — W108 only: same as all other wndos- 6/6 double hung wooden sash.

1	EA	TOTAL
1	EA	GOOD
0	EA	FAIR
0	EA	POOR

MM UNIT: ANTI/042B
HISTORIC RATING: 1
REVISION DATE: 09/06/90

NOTES: See 4142.

4243 WINDOWS:WINDOW TRIM — Heavily profiled moulding w/1" bullnose or scotia concave profile @ outr edges 1"X6" plain intr sill & 1X4 bded apron.

257	LF	TOTAL
137	LF	GOOD
63	LF	FAIR
57	LF	POOR

MM UNIT: ANTI/042B
HISTORIC RATING: 1
REVISION DATE: 09/06/90

NOTES: 14'4" LF trim/wndo,3'6" intr sill w/3'4" apron.
See Habs MD 950-A sheets for profile on frames.

4244 WINDOWS:WINDOW GLAZING — See 4144 for this element, W108 included
MM UNIT: ANTI/042B
HISTORIC RATING: 1
REVISION DATE: 09/06/90

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4245	WINDOWS:WINDOW HARDWARE	Jamb hdwr:thumb press type jamb & sash	20	EA	TOTAL
	MM UNIT: ANTI/042B	latch-rabbetted into jambs of wndo frm,	2	EA	GOOD
	HISTORIC RATING: 1	holds wndo sash open by fitting into...	14	EA	FAIR
	REVISION DATE: 09/06/90		4	EA	POOR
	NOTES: Some sash have latches @ upper & lower frames, W204,205,206 Wood cross latches used @ at casement wndos W301,302.				
4251	DOORS:DOOR FRAME	Wood frames integral w/2X4 structure of	19	EA	TOTAL
	MM UNIT: ANTI/042B	intr walls,closet frames simrly cnstr.	12	EA	GOOD
	HISTORIC RATING: 1/4	See Habs MD950A shts 4 prfls & frames.	5	EA	FAIR
	REVISION DATE: 09/06/90		2	EA	POOR
	NOTES: D109 & 110 maybe remld from prev wndo openings based on diff trim style & locations.Avg insd dimns on frm is 33X75X5".				
4252	DOORS:DOOR	8 different door styles,5 on 1st flr & 2	18	EA	TOTAL
	MM UNIT: ANTI/042B	on 2nd flr,common dr is wood 4 panel w/	0	EA	GOOD
	HISTORIC RATING: 1/4	applied moulding @ rails& stiles on 1st	18	EA	FAIR
	REVISION DATE: 09/06/90		0	EA	POOR
	NOTES: Moulding,plain sq edged raised panels.D203,206:T&G clinch nnailed drs w/top & btm bded butns.Hall fcs grained/rms paint				
4253	DOORS:DOOR TRIM	Several styles;most common thruout is	512	LF	TOTAL
	MM UNIT: ANTI/042B	heavily profiled moulding w/1" blns/scta	0	LF	GOOD
	HISTORIC RATING: 1	concave pfl @ outr edge 1X6,plain thresh	512	LF	FAIR
	REVISION DATE: 09/06/90		0	LF	POOR
	NOTES: -olds btwn rooms. 8 different configurations of trim depend- ing on prior modifications to door place.Paint scheme flws..				
4254	DOORS:DOOR GLAZING	3 lite transoms@ D101,103. D109:upper 2	3	EA	TOTAL
	MM UNIT: ANTI/042B	panels in door replaced w/large sheet	0	EA	GOOD
	HISTORIC RATING: 1	single weight glass.	3	EA	FAIR
	REVISION DATE: 09/06/90		0	EA	POOR
	NOTES: Transoms 36"X14",lites are 10"X 9" .D109 glass is 25 X 37 aall single weight w/distortions characteristic of float glas				
4255	DOORS:DOOR HARDWARE	Hinges, rimlocks w/keepers, wh& brn porc	16	EA	TOTAL
	MM UNIT: ANTI/042B	knobs w/mtl roses 1 side, mtl & porc key	0	EA	GOOD
	HISTORIC RATING: 1	escutcheons 1 side.	8	EA	FAIR
	REVISION DATE: 09/06/90		8	EA	POOR
	NOTES: 6X3 1/2X7/8 rimlocks @ 107,111,203,205,207,& 208 read "R &E MFG Co PAT May29,1866".Ea dr has some of abv,see hdwr sched				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4261	FINISHES:COATINGS	Doors retain graining on hallside, all	10288	SF	TOTAL
	MM UNIT: ANTI/042B	other wood/trim painted on roomsides,wls	0	SF	GOOD
	HISTORIC RATING: 1	& clgs covered w/mul layers of paper...	1944	SF	FAIR
	REVISION DATE: 09/06/90		8344	SF	POOR
	NOTES: ..some carpet and linoleum on floors. 1944SF floors + 1944Sf clgs + 6400 intr wall surf=10288SF				
4262	FINISHES:COVERINGS	Multiple layers wall & ceiling paper	8344	SF	TOTAL
	MM UNIT: ANTI/042B	& vinyl, wall & ceiling piece borders.	0	SF	GOOD
	HISTORIC RATING: 1		6300	SF	FAIR
	REVISION DATE: 09/06/90		2044	SF	POOR
	NOTES: See 4211 for floor coverings. 6400 SF walls & 1944 clgs				
4270	STAIRS/RAMPS:INT STAIR/RAMP	Wood frame staircases: 1 from 1st to 2nd	2	EA	TOTAL
	MM UNIT: ANTI/042B	floor w/newel post, railings & balluster	0	EA	GOOD
	HISTORIC RATING: 1	& 1 from 1st to bsmt-open stair w/hand-	1	EA	FAIR
	REVISION DATE: 09/06/90		1	EA	POOR
	NOTES: rail & support post at bottom.				
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	Main stair: plastic wear mats nailed to	72	SF	TOTAL
	MM UNIT: ANTI/042B	protect grained wooden treads.	0	SF	GOOD
	HISTORIC RATING: 1	Bsmt stair: unfinished wood treads.	36	SF	FAIR
	REVISION DATE: 09/06/90		36	SF	POOR
4272	STAIRS/RAMPS:STAIR/RAMP DECKING	Main stair: wood risers & treads, treads	9	SF	TOTAL
	MM UNIT: ANTI/042B	are 10 X 37 X 1 w/1" nosing. Bsmt stair:	0	SF	GOOD
	HISTORIC RATING: 1	open risers, wood treads are 9 X 36 X 1	0	SF	FAIR
	REVISION DATE: 09/06/90		9	SF	POOR
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Mainstair: wood stair carriage encased	576	SF	TOTAL
	MM UNIT: ANTI/042B	in lathe/plaster-exact nature of stair	288	SF	GOOD
	HISTORIC RATING: 1	framing not known at this time.	0	SF	FAIR
	REVISION DATE: 09/06/90		288	SF	POOR
	NOTES: Bsmt stair: wood carriage consists of 2 1X10 stringers on either side of treads & 1 radical post let into 1st flr...				
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	Mainstair: 2 ea 1X1 pickets per tread w/	90	SF	TOTAL
	MM UNIT: ANTI/042B	2X3 hand rail & 3 1/2X 3 1/2X 42" turned	60	SF	GOOD
	HISTORIC RATING: 1	newel post.2nd flr hall rail has same	0	SF	FAIR
	REVISION DATE: 09/06/90		30	SF	POOR
	NOTES: ..pattern.Bsmtstair:no pickets,same rail & 2X3 engaged newel See HABS MD950A sheet 5 for profile of newel post.Pickets..				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4280	FIREPLACES:INT FIREPLACE	Not used level 2.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 0				
	REVISION DATE: 09/06/90				
4281	FIREPLACES:MANTEL	Decorative wood mantel pieces & plaster-	2	EA	TOTAL
	MM UNIT: ANTI/042B	ed brick fireplace structure.R102-5'X4'	0	EA	GOOD
	HISTORIC RATING: 1	6" mantel w/archtl treatment & symmet..	2	EA	FAIR
	REVISION DATE: 09/06/90		0	EA	POOR
	NOTES: Greek fret frieze supported by 2 sq doric style columns. Supports 6" mantle shelf.Brick infill painted w/joints....				
4282	FIREPLACES:FIREBOX	Brick chimney fireboxes closed down w/	2	EA	TOTAL
	MM UNIT: ANTI/042B	infill brick when wood burning chimneys	0	EA	GOOD
	HISTORIC RATING: 1	converted to stoves.	0	EA	FAIR
	REVISION DATE: 09/06/90		2	EA	POOR
	NOTES: Bricks have 1/2 cement plaster pargetting & are painted brick red and lined out w/white joints.				
4283	FIREPLACES:DAMPER	Both fireplace openings closed off w/	2	EA	TOTAL
	MM UNIT: ANTI/042B	galv sheet metal. Cannot determine if	0	EA	GOOD
	HISTORIC RATING: 1	dampers exist.	2	EA	FAIR
	REVISION DATE: 09/06/90		0	EA	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	2X9 mtl panel w/ V-crimp @ 12"OC, over-	1241	SQ	TOTAL
	MM UNIT: ANTI/042B	lappd @ sides & ends, 2 courses/side on	0	SQ	GOOD
	HISTORIC RATING: 3	hipped & gabled house roof; P114: standg	928	SQ	FAIR
	REVISION DATE: 09/16/90		313	SQ	POOR
	NOTES: seam mtl shts, 17" btwn seams, full length (7.5') pcs; P113 gravel & bitum BUR w/ stops over hist. flat sm split hip rf.				
4312	SYSTEM:ROOF SHEATHING	House: 1X2 lathe @ 6"OC.	1241	SF	TOTAL
	MM UNIT: ANTI/042B	P113/114: random width 1X 10-14" boards,	928	SF	GOOD
	HISTORIC RATING: 1	ratchet sawn at P113.	313	SF	FAIR
	REVISION DATE: 09/16/90		0	SF	POOR
	NOTES: House = 928 SF + P113 = 96 SF + P114 = 217 SF = 1241 totalSF				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4313	SYSTEM:ROOF STRUCTURE	Hippd & gabld @ house formed by 2X5 rftr	1241	SF	TOTAL
	MM UNIT: ANTI/042B	24"OC spanning 16 ft. Mitre butt joint @	0	SF	GOOD
	HISTORIC RATING: 1	ridge, birdmouth @ plate, no crossties,	1145	SF	FAIR
	REVISION DATE: 09/16/90		96	SF	POOR
	NOTES: 1X10's form valley w/ brick house using cripple & jack rftrs P113-very shallow half-hippd rf; P114-2X6 construction, shed.				
4314	SYSTEM:ROOF INSULATION	NONE FOUND.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 0				
	REVISION DATE: 09/16/90				
4315	SYSTEM:ROOF CORNICE	See 4116,4117 for frame house cornice @	64	LF	TOTAL
	MM UNIT: ANTI/042B	NE/SE elev & rake bds @ SW gable end.	0	LF	GOOD
	HISTORIC RATING: 1	P114: 12" plain soffit w/ 6" beaded	32	LF	FAIR
	REVISION DATE: 09/16/90		32	LF	POOR
	NOTES: gutter fascia; P113: 7" soffit w/ 8" fascia surmounted w/ crown moulding trimmed w/ Italianate brackets. See 4316.				
4316	SYSTEM:ROOF EAVES	P113: highly articulated curvilinear	26	LF	TOTAL
	MM UNIT: ANTI/042B	italianate style brackets, each, approx.	7	LF	GOOD
	HISTORIC RATING: 1	5X11X2" w/ decorative drop pendant,14"OC	10	LF	FAIR
	REVISION DATE: 09/16/90		9	LF	POOR
	NOTES: Brackets recorded by HABS @ MD-950A, full scale drawings.				
4322	OPENINGS:ROOF VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4324	OPENINGS:ROOF PLMB STACK	2" diam. aluminized mtl stack, flashed &	1	EA	TOTAL
	MM UNIT: ANTI/042B	counterflashed using typical roof boot.	1	EA	GOOD
	HISTORIC RATING: 5		0	EA	FAIR
	REVISION DATE: 09/16/90		0	EA	POOR
	NOTES: No water damage visible @ ceiling level below penetration, system added after initial structure construction.				
4340	FLASHING:ROOF FLASHING	House: ridge/ hip flashg integral w/ mtl	77	LF	TOTAL
	MM UNIT: ANTI/042B	roof system, step flashg @ chims & rake	0	LF	GOOD
	HISTORIC RATING: 4	edge galvanized metal.	77	LF	FAIR
	REVISION DATE: 09/16/90		0	LF	POOR
	NOTES: See 4114 for description and assessment of wall flashing at P113/114. No counterflashing at either location.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4351	DRAINAGE:GUTTER/DOWNSPOUT	House:78LF @ NE/SE/NW elev - gutters not	105	LF	TOTAL
	MM UNIT: ANTI/042B	installed. P114: no gutters. P113: hist	0	LF	GOOD
	HISTORIC RATING: 0	built-in gutter obscured by extg BUR rf.	0	LF	FAIR
	REVISION DATE: 09/16/90		105	LF	POOR
	NOTES: Evidence for built-in gutter in porch roof framing. Physicl ev. of earlier roof drainage system, date not determined.				
4360	FINISHES:ROOF FINISH	House & P114: mtl roofs painted with	1145	SF	TOTAL
	MM UNIT: ANTI/042B	silver gray material over earlier colors	0	SF	GOOD
	HISTORIC RATING: 2	and finishes ?	0	SF	FAIR
	REVISION DATE: 09/16/90		1145	SF	POOR
	NOTES: P113: (96SF) not included due to existing BUR system which is clearly not historic covering flat seam mtl roof system.				
4390	ROOF:ROOF OTHER	Aeriel Terminals: remains of hist light-	2	EA	TOTAL
	MM UNIT: ANTI/042B	ning protection system. Terminals, coppr	0	EA	GOOD
	HISTORIC RATING: 1	downlead cables extg, also mtl snow bord	0	EA	FAIR
	REVISION DATE: 09/16/90		2	EA	POOR
	NOTES: brackets (16 ea) still in place on house rf, 63LF of snow board removed. Evidence HABS MD-950A drawings, 1988, elev.				
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	Exposed portion of FDN recently repoint-	217	SF	TOTAL
	MM UNIT: ANTI/042B	ed. Random course fieldstone walls, no	217	SF	GOOD
	HISTORIC RATING: 1	extr pargetting, probable historic	0	SF	FAIR
	REVISION DATE: 09/16/90		0	SF	POOR
	NOTES: whitewash. All walls raked and repointed by park maint. in FY88 and 89. SF includes house and P113, visible portions.				
4412	WALLS:FDN WALL STRUCTURE	22-24" thick random coursed limestone	1200	SF	TOTAL
	MM UNIT: ANTI/042B	walls w/ lime mortar joints, raised "V"	217	SF	GOOD
	HISTORIC RATING: 1	joint struck. Mortar jts repointed on	863	SF	FAIR
	REVISION DATE: 09/16/90		120	SF	POOR
	NOTES: exterior in past 2 years, no intr work. Intr walls pargetted & painted. SF includes intr/extr exposed faces only, 8' Hght.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4413	WALLS:FDN VENTILATION	Wood frame vents w/ 1" square horizontal	3	EA	TOTAL
	MM UNIT: ANTI/042B	dowels,located 2 ea @ SE wall and 1 ea	0	EA	GOOD
	HISTORIC RATING: 1	@ SW wall.	2	EA	FAIR
	REVISION DATE: 09/16/90		1	EA	POOR
	NOTES: SE wall vents = 2'X 2' =/-, SW opening thru wall to kitchen crawl area no framed vent.				
4414	WALLS:FDN DRAINAGE	NONE in EVIDENCE.	60	LF	TOTAL
	MM UNIT: ANTI/042B		0	LF	GOOD
	HISTORIC RATING: 0		0	LF	FAIR
	REVISION DATE: 09/16/90		60	LF	POOR
4415	WALLS:FDN MOIST PROT	Pargetting of interior basement walls.	976	SF	TOTAL
	MM UNIT: ANTI/042B	No exterior pargetting has been	0	SF	GOOD
	HISTORIC RATING: 1	discovered.	976	SF	FAIR
	REVISION DATE: 09/16/90		0	SF	POOR
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4430	CHIMNEYS:CHIMNEY	2 ea stone FDNS changing to brick @ 1st	2	EA	TOTAL
	MM UNIT: ANTI/042B	floor level. CH01 freestanding in NE	0	EA	GOOD
	HISTORIC RATING: 1	section of bsmt, roughly 3'X6' @ base;	2	EA	FAIR
	REVISION DATE: 09/16/90		0	EA	POOR
	NOTES: CH02 built-into SW FDN wall; both have 1 opening per floor. CH02-2 seperate flues merge into 1 chim @ attic before roof.				
4431	CHIMNEYS:CHIMNEY SURFACE	CH01/02: pargetted @ bsmt, boxed in and	224	SF	TOTAL
	MM UNIT: ANTI/042B	plastered thru house & exposed brick	0	SF	GOOD
	HISTORIC RATING: 1	above roof line: BRICK CONSTRUCTION	224	SF	FAIR
	REVISION DATE: 09/17/90		0	SF	POOR
	NOTES: CH01: 144 SF in bsmt + 40 SF above roof + CH02: 40 SF above roof = 224 fair condition				
4432	CHIMNEYS:CHIMNEY STRUCTURE	CH01:freestanding stone FDN, brick above	1440	LF	TOTAL
	MM UNIT: ANTI/042B	1st flr level. CH02: built into SW stone	840	LF	GOOD
	HISTORIC RATING: 1	FDN wall, brick above 1st flr level...	400	LF	FAIR
	REVISION DATE: 09/17/90		200	LF	POOR
	NOTES: CH02: 2 seperate brick flues merge @ attic flr to exit roof as 1 chim. 40' tall, 2'-8" above rf ridge.CH01/02=720SF ea.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4433	CHIMNEYS:FLUE/STACK	Chimney stove holes closed off @ 2nd flr	80	LF	TOTAL
	MM UNIT: ANTI/042B	from 2 ea 1st flr holes there is no flue	0	LF	GOOD
	HISTORIC RATING: 0	liner evident-just exposed brick.	80	LF	FAIR
	REVISION DATE: 09/17/90		0	LF	POOR
4434	CHIMNEYS:CHIMNEY CAP	NO EXISTING CHIMNEY CAPS.	1	EA	TOTAL
	MM UNIT: ANTI/042B		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
4490	FOUNDATION:FDN OTHER	BSMT DOOR:D001: BSMT entrance @ W corner	1	EA	TOTAL
	MM UNIT: ANTI/042B	of NW FDN wall. Masonry wing walls conn-	0	EA	GOOD
	HISTORIC RATING: 1	ectd to main FDN walls w/ wd frame door	0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR

NOTES: structure and sill plate. Battered stone wall under wood stair @ NW wall. See also:

UTILITY SYSTEMS					
4610	PLUMBING:PLUMBING SYSTEM	Galvanized iron supply, waste & vent	1	EA	TOTAL
	MM UNIT: ANTI/042B	pipes added to service one 2nd flr bath-	0	EA	GOOD
	HISTORIC RATING: 4	rm w/ lav,WC,& tub, 1 WC on 1st floor.	1	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR

NOTES: Pump located @ Spring House to service main house. All risers exposed in S corner of R101 to 2nd floor.

4611	PLUMBING:SUPPLY PIPE NET	2 ea 1" diam H&C water supply, galv stl	1	EA	TOTAL
	MM UNIT: ANTI/042B	sched 40, ASTD piping, w/ threaded and	0	EA	GOOD
	HISTORIC RATING: 4	coupled joints. Exposed in S corner of..	1	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR

NOTES: R101. Water supply comes from Spring House in 2" diam. supply line. Pressure tank in house bsmnt. Intr pipg=1"diams

4612	PLUMBING:WASTE PIPE NET	4" Diam galvanized iron, sched 40, ADTD,	1	EA	TOTAL
	MM UNIT: ANTI/042B	Walker Avg Wgt 35# waste from WC; 2"diam	0	EA	GOOD
	HISTORIC RATING: 4	galviron ventstack thru roof.	1	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR

NOTES: Stone FDN wall severely impacted to incorporate waste pipe @ wall, intr clean-out, exits @ SE wall, intr risers exposed

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4613	PLUMBING:PLMB FIXTURES	1 ea porcelain steel bathtub, bath lav &	5	EA	TOTAL
	MM UNIT: ANTI/042B	kitchen sink; 2 ea porc WC. Apparently	0	EA	GOOD
	HISTORIC RATING: 4	went in w/ plumbing system.	5	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR
	NOTES: WC204 is 1974 AmStandard replacement unit, WC101 is 1937 (Am)Standard "Modernus" model.				
4614	PLUMBING:PLMB EQUIPMENT	Pressure storage tank and 80 gallon	2	EA	TOTAL
	MM UNIT: ANTI/042B	electric hot water heater in house	0	EA	GOOD
	HISTORIC RATING: 4	bsmt.	0	EA	FAIR
	REVISION DATE: 09/17/90		2	EA	POOR
	NOTES: Water heater is GE Automatic Calrod equipped electric model.				
4615	PLUMBING:SEPTIC SYSTEM	Disposition of waste disposal unknown at	1	EA	TOTAL
	MM UNIT: ANTI/042B	this time.	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
4618	PLUMBING:WATER TREAT SYS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4630	ELECTRICAL:ELECTRICAL SYS	Bldg was wired for electric service, do	1	EA	TOTAL
	MM UNIT: ANTI/042B	not know what year it was installed.	0	EA	GOOD
	HISTORIC RATING: 4	Circa late 1930's - mid 1940's.	0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
	NOTES: Not original to bldg construction - but system in house now is the first system (& only) to be installed at this site.				
4631	ELECTRICAL:INCOMING SERVICE	Cloth and rubber wrapped insulated wires	1	EA	TOTAL
	MM UNIT: ANTI/042B	(4) coming into house from power company	0	EA	GOOD
	HISTORIC RATING: 4	pole on Mumma Lane.	0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
	NOTES: Connected at house with glass and porcelain insulators on mtl arms, meterhead at power co pole, extr disconnect & panl				
4632	ELECTRICAL:MAIN DIST PNL	200 amp, 16 circuit breaker panel w/ 2	1	EA	TOTAL
	MM UNIT: ANTI/042B	circuit sub-panel located on exterior	0	EA	GOOD
	HISTORIC RATING: 4	wall of shed at 042D.	0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
	NOTES: Not sure which service provides power to frame house, multiple supply lines going into house, some for later srvc.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4633	ELECTRICAL:ADD DIST PNL	Not used, see 4632.			
	MM UNIT: ANTI/042B				
	HISTORIC RATING: 0				
	REVISION DATE: 09/17/90				
4634	ELECTRICAL:WIRING NETWORK	Insulated copper wiring; interior wiring	1	EA	TOTAL
	MM UNIT: ANTI/042B	is in fairly good condition.	0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR
	NOTES: Not original to construction of structure, but first system to be installed. No evidence of knob & tube system extant.				
4635	ELECTRICAL:SWITCHES/OUTLETS	Switches & double pole toggle switches,	30	EA	TOTAL
	MM UNIT: ANTI/042B	ungrounded duplex receptacles, steel	0	EA	GOOD
	HISTORIC RATING: 4	boxes, plastic covers.	30	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR
	NOTES: 12 ea sngl, 1 ea dbl switches; 15 ea duplex recept, 2 ea grounded combo fixtures w/ plug @ R204 mirror lights.				
4636	ELECTRICAL:LIGHT FIXTURES	Ceiling mounted incandescent fixtures,	15	EA	TOTAL
	MM UNIT: ANTI/042B	decorative cast mtl units: R102/103, 5	0	EA	GOOD
	HISTORIC RATING: 4	bulbs; all other areas 1 or 2 bulb units	15	EA	FAIR
	REVISION DATE: 09/17/90		0	EA	POOR
4637	ELECTRICAL:ELEC EQPT	Lightning Protection System See # 4390.	1	EA	TOTAL
	MM UNIT: ANTI/042B		0	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR
4652	HVAC:HVAC EQUIPMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4654	HVAC:HEATING EQPT	Evidence of stoves at chimneys, no	1	EA	TOTAL
	MM UNIT: ANTI/042B	stoves remain with structure. No other	0	EA	GOOD
	HISTORIC RATING: 4	heating equipment located in-situ.	0	EA	FAIR
	REVISION DATE: 09/17/90		1	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: HISTORIC RATING:	Not inspected			
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: HISTORIC RATING:	Not inspected			
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: HISTORIC RATING:	Not inspected			
4913	SITE FEATURES:VEGETATION MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4111	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Paint system failure: wood weathering where exposed, mtl and wood patches over rodent and bird holes.	Remove patch material, repair boards w/ either replacement or dutchman type repair. Prep and repaint. SEE 4161 FOR COMMENTS ON REPAINTING EXTERIOR.	700	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Extremely deteriorated boards from exposure to elements and water damage at NW elevation.	Repair and/or replace wood siding in these areas. Match profile of existing siding, backprime all new material. COORDINATE W/ RECONSTRUCTION OF FRAME WALL NW ELEVATION !!	900	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Minor structural deterioration of lower framing elements from water and termite damage. NO EVIDENCE OF EXTANT TERMITE ACTIVITY. (Exterior walls)	Repair damaged areas by dutchman repair or by splicing in additional framing members. DO NOT DISMANTLE ADJOINING WALLS.	500	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	NW wall @ 104 & 204 & W corner framing has NO structural integrity, completely rotted out Other major damage; sill plate corner posts, rftr plts; GONE!	Dismantle & reconstruct areas of major deteriorated framing members; remove interior finishes and document all physical evidence prior to removal. This is major structural work.	600	SF	$ 0 0 0 ======= $ 0
4114	WALLS WALL FLASHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Coating material used on galvanized step flashing has deteriorated and metal is exposed.	Seal joints between pieces, repaint w/ roofing tar. THIS IS A TEMPORARY REPAIR. LONG TERM REPAIR IS TO REPLACE FLASHING & INSTALL LCC FLASH'G AS PER SMACNA.	22	LF	$ 0 0 0 ======= $ 0
4114	WALLS WALL FLASHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Flashing nailed to wd siding; no reglet or counterflash'g; metal pulling away from walls allowing water into porch roof framing and interior wall strt SMACNA	In conjunction w/ emergency stabilization work on porches and # 4311 remove extg flshg & replace w/ properly detailed materials (16 oz lead coated copper)	38	LF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR	Boards are cracked and weathered, paint failing.	Repair deteriorated bds where necessary, prep, prime and repaint.	176	LF	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4116	WALLS WALL TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Boards extremely deteriorated in localized areas and at lower ends; paint has complete ly failed.	Replace deteriorated boards with new material, or use dutchman tecxhnique if only partially deteriorated. Prep & repaint following paint specs.	36	LF	$ 0 0 0 ======= $ 0
4117	WALLS WALL ORNAMENT PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Painted film cracked & peeling wood beginning to weather.	After paint analysis, scrape loose paint, prime and repaint according to paint specs.	33	EA	$ 0 0 0 ======= $ 0
4121	CEILINGS CLG SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Paint weathering and possible water damage from roof and flashing leaks.	Ceilings require prep & paint w/in 2 yrs. Clgs may be addresses in porch stabilizatn work FY90/91.	257	SF	$ 0 0 0 ======= $ 0
4122	CEILINGS CLG STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Probable structural deterior-ation from water damage @ SE porch 113.	Conduct further investigation to determine exact nature of roof framing and extent of structural damage during FY90 porch stabilization.	80	SF	$ 0 0 0 ======= $ 0
4122	CEILINGS CLG STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Unknown structural condition for NE Porch 114. (80 sf)	Conduct architectural and structural investigation to determine exact nature and condition of framing. COORDINATE w/ FY90 EMERGENCY STABILIZATION WORK.	177	SF	$ 0 0 0 ======= $ 0
4123	CEILINGS CLG TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1/2	Possible water damage on top side, paint weathering.	Inspect & repair if necessary, prep and paint in conjunction w/ other FY90 porch work.	36	LF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: FAIR	Paint worn off surfaces, no ventilation under some areas.	Inspect structural integrity of boards and framing, SEE 4133.	177	SF	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4131	FLOORS FLOOR SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2/6	Flat sawn bds in extremely deteriorated and dangerous condition.	Remove existing decking and replace w/ more appropriate floor bds. SEE 4133.	80	SF	$ 0 0 0 ======= $ 0
4133	FLOORS FLOOR STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Inadequate support for 2X8 jst also pier 2 SE corner has shifted & pulled away from porch floor framing.	Construct additional framing to support extg structure, reconstruct porch piers, SEE 4421.	177	SF	$ 0 0 0 ======= $ 0
4133	FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	P113: flr framing components exhibit advanced stages of deterioration w/ structural crushing and failure at localised areas. NPS-28	Dismantle extg porch decking & flr frmg - either reconstruct frmg system or brace extg roof structure to prevent further loss of historic fabric, see FY90 Emer Stab scope of work.	80	SF	$ 0 0 0 ======= $ 0
4134	FLOORS RAILING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Entire rail structure is weak and badly weathered, deteriorated structural members.	Dismantle rail structure and salvage all pieces, reconstruc after porch framing is stabilized; strip, prep and paint all members to specs.	14	LF	$ 0 0 0 ======= $ 0
4134	FLOORS RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	3 panels out of rlng, retained @ house, rail & shoe connexion @ corner box columns very weak due to water damage at colmns.	Reatin 3 loose balustrade pamels, similar to Fair Work Recommendation; dismantle & reconstruct, repair/ replace structurally deteriorated elements, provide ventilation.	4'	LF	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Maost frames have some degree od deterioration from the effects of weathering and water damage.	Inspect ea opng & determine extent of strcrl damage, return to functional condition thru carpentry repairs to framing, prep & repaint extrs.	17	EA	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: CRITICAL CONDITION: POOR	W106, 107, 208 and W301, 302 exhibit extensive water and termite damage in NW elevation	Will require complete reconstruction of frame, all elements most likely damaged in NW frame elevation.	3	EA	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4142	WINDOWS WDO SASH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Loose joints, severe weatherng windows painted shut.	Carefully remove sash from frames,inspect joints for rotted tenon connections,shim tenon joints & replace pegs as necessary- prep and repaint all sash elements.	10	EA	$ 0 0 0 ======= $ 0
4142	WINDOWS WDO SASH PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Partial or whole deteriorated sash frames.	Remove sash from frames-repair /replace rotted or deterioratd elements. Continue w/FAIR work recommendations.	10	EA	$ 0 0 0 ======= $ 0
4143	WINDOWS WDO TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Extremely weathered w/blistering paint, some deterioration at sills represents 70%.	Inspect trim at each opening and make determination on extent of repair - prep and paint extr elements.	187	LF	$ 0 0 0 ======= $ 0
4143	WINDOWS WDO TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	More substantial water or insect damage expected at 30% of trim bds especially in 106, 107, and 208.	Replace deteriorated members to match existing.	80	LF	$ 0 0 0 ======= $ 0
4144	WINDOWS WDO GLAZING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Most all glazing putty is brittle, cracked or missing-inspect all sash for exact nature of work.	Replace missing glass w/glass of similar quality; remove extg putty w/heat method,remve glass,coat putty bead w/linsed oil& prime,backputty,install glass-repr frms. See 4142.	224	EA	$ 0 0 0 ======= $ 0
4145	WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	W104,105,106 missing 2 ea lower shutter pintels w/dog anchors. W107 has no sill clps all other sills have at least 1 clip remaining.	Repair damaged hardware, replace missing pieces w/ similar hardware.	16	EA	$ 0 0 0 ======= $ 0
4145	WINDOWS WDO HARDWARE PRIORITY: SERIOUS CONDITION: POOR	All hardware has been painted and is not operational.	Remove and tag hardware, clean to bare metal, coat w/penetral prime, and refinish(?) Reinstall.	98	EA	$ 0 0 0 =======

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EXTERIOR ENVELOPE						
4147	WINDOWS WDO SILL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Extremly weathered paint on surface.	Inspect sills by conducting probe test @ determine extent on repair needed, if any. Repaint all extr. components.	8	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Obvious surface cracks, checks etc, serious damage, deterioration, or missing component	Most sills in this category will likely need to be replcd. Conduct inspection prior to dismantling to determine exact nature of repairs- replace w/ like size, species, etc.	10	EA	$ 0 0 0 ======= $ 0
4149	WINDOWS WDO SHUTTERS PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1	None extant.	When do shutters date from? Figure through HSAR to determine if shutters will be fabricated and hung.	36	EA	$ 0 0 0 ======= $ 0
4151	DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Paint cracked and peeling wood beginning to weather.	Remove accumulated layers of paint, conduct paint analysis prep and paint.	2	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Exterior finish cracked and peeling.	Refinish doors.	2	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	D101- knob missing on extr, lock needs maintinance work-general wear and tear @ D103.	Replace spindle and knob, have rim locks cleaned and serviced return to operable condition.	1	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: POOR	Key escutcheons damaged @ both doors. D101 no key for box lock.	Have escutcheon plates repaired, have skeleton key made for D101.	1	EA	$ 0 0 0 =======

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EXTERIOR ENVELOPE					
4157 DOORS DOOR SILL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Extr paint failing @ D101, threshold sills are worn from use @ both D101 & 103.	Remove, repair (consolidate), and reinstall threshold sills, clean and refinish extr frame sills.	2	EA	$ 0 0 0 ======= $ 0
4158 DOORS DOOR STORM/SCRN PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 5	Hardware needs maintinance, loose & not operating properly extr finish completely worn & wood extremely weathered.	Replace w/more accurate period door, in meantime, no work this item.	1	EA	$ 0 0 0 ======= $ 0
4158 DOORS DOOR STORM/SCRN PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 5	Missing door.	Replace w/accurate period door- see salvage door in hog pen for a possible historic door.	1	EA	$ 0 0 0 ======= $ 0
4161 FINISHES COATINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Entire extr paint film is extremely deterioated & worn- wood shows bare in some areas. Sq ft. includes deduction of opening but is still approx.	Scrape, prep and paint all extr wood surfaces; make repairs to substrates in conjunction w/prep work. Color scheme determined by paint analysis.	1600	SF	$ 0 0 0 ======= $ 0
4171 STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Conc in OK condition, being undermined by active rodent disturbance.	Evaluate historic integrity of porch configuration- take action based on HSAR recommendations.	40	SF	$ 0 0 0 ======= $ 0
4171 STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Missing stair and rail structure. 50 SF estimate based on 4'0 X 6'0 stair structure.	Replace stair and rail based on photo documentation. Co-ordinate w/other porch work	50	SF	$ 0 0 0 ======= $ 0
4173 STAIRS/RAMPS STAIR/RAMP STRUCTURE PRIORITY: SERIOUS CONDITION: POOR	Stair structure non extant.	Reconstruct stair structure based on photo documentation- or to match detailing at porch rail- coordinate w/other porch	50	SF	$ 0 0 0 =======

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EXTERIOR ENVELOPE						
4190	EXTERIOR EXTERIOR OTHER PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	P114: cols w/ evdnc of modern alterations-addition of plinth staves coming apart @ east corner.	Repair all deteriorated wood elements, align strctr & cols, prep & paint cols w/in next year. Reconstruct east corner column & pier SEE 4421.	5	EA	$ 0 0 0 ======= $ 0
4190	EXTERIOR EXTERIOR OTHER PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	P113: cols out of plumb w/ por breast beam & rf frmg structr, bases are deteriorated, south corner col is crushing from excentric loading & wtr dmg.	SEE 4133: brace roof framing to relieve load from columns, dismantle & reconstruct box column @ S corner, inspect & repair other columns as needed.	6	EA	$ 0 0 0 ======= $ 0
INTERIOR ENVELOPE						
4211	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 6	Worn.	Take samples, leave in place through construction to protect wood floors.	300	SF	$ 0 0 0 ======= $ 0
4212	FLOORS FLOOR DECKING PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	All floors are deformed conforming to sagging in intr structure. Floors have no protective finishs.	Stabilize structural deformation-see 4213. Clean and refinish or cover to protect during construction.	2416	SF	$ 0 0 0 ======= $ 0
4212	FLOORS FLOOR DECKING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Termite and water damage in some areas @ perimeter of bldg especially R104 and 204.(250 sqft). Bsmt floor very eroded & water damaged (900sqft).	Replace damaged flooring to match existing flooring(500sq ft). Replace bsmt floor w/new conc floor-add vapor barrier and drainage (900 sqft).	1400	SF	$ 0 0 0 ======= $ 0
4213	FLOORS FLOOR STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Minimal deflection in attic floor structure.	No work.	972	SF	$ 0 0 0 ======= $ 0

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INTERIOR ENVELOPE						
4213	FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Structural system failing due to deterioration & poor org const techs-joists sagging due to max unsuptd span & colpsng suprstrc post.Bsmt bad water	Complete structural bracing as per 1990td; prepare flr frmg loading calc & emer stablzn plans to brace exstng strct-repair/replace xstng strct & add suppl frmg to supp struc.	2844	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Staining from water damage and delamination of wallpaper surfaces.	Monitor for reoccurring water damage, collect samples of wallpaper and catalog.	2000	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Major patches (4sqft) and plaster failure - moisture damage below many extr windows	Remove loose plaster, conduct plaster analysis- stabilize loose plaster areas, future work may include patch and repair of plaster surfaces.	1000	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Intr walls sag as per floor structure; some separation of studs from plates. Estimated quanity	No work at this point. Future work may include repair of deflecting structure.	1600	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Potential termite damage at first floor from first floor joist infestations. Estimated quanity.	Inspect and verify deterio-ation prior to repair/replace-ment work.	400	SF	$ 0 0 0 ======= $ 0
4223	WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	BSBD has minor damage in areas - cuts, phelled together, scratches and paint failure.	No work this phase of project	70	LF	$ 0 0 0 ======= $ 0
4223	WALLS WALL TRIM PRIORITY: SERIOUS CONDITION: POOR	BSBD may have termite & water damage at extr walls especia-lly at NW elavation.	Remove and inspect BSBD for damage; repair/replace w/BSBD to match historical profile.	256	LF	$ 0 0 0 =======

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INTERIOR ENVELOPE					
4231 CEILINGS CLG SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Water stained, papers & delamination from plaster surface especially near extr wall surfaces.	Monitor for reoccuring water damage. Collect samples of ceiling and border papers and catalog.	1000	SF	$ 0 0 0 ======= $ 0
4231 CEILINGS CLG SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Failure of plaster surfaces of major water damage to papers.	Remove loose plaster & paper-conduct analysis-stabilize loose plasters & papers-see fair work recommendation. Future work may include strip all papers/reprg plaster surfs	500	SF	$ 0 0 0 ======= $ 0
4243 WINDOWS WINDOW TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Paint failure- peeling or cracking	Monitor for reoccurring water damage.	63	LF	$ 0 0 0 ======= $ 0
4243 WINDOWS WINDOW TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Deteriorated wood from water or insect damage w 106,107, 208,209.	Replace detriorated wood w/ new pieces to match pieces being removed.	57	LF	$ 0 0 0 ======= $ 0
4245 WINDOWS WINDOW HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Metal latches painted over & many have lost nails.	Rehab thumb latches in conjunc w/other wndo work @ structure clean & treat metal w/cnsrvatn methods.	14	EA	$ 0 0 0 ======= $ 0
4245 WINDOWS WINDOW HARDWARE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1	W101,107,206,207 - hardware missing.	Replace missing hardware in conjunction w/general wndo rehab work,match existing pattern and size.	4	EA	$ 0 0 0 ======= $ 0
4251 DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR	Several frames racked following deflection in floor framing, most have mars in surface from wear & tear.	No work at this time.	5	EA	$ 0 0 0 =======

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INTERIOR ENVELOPE						
4251	DOORS DOOR FRAME PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 1/4	D108,109 probable water or termite damage to structual members.	No work at this time.	2	EA	$ 0 0 0 ======= $ 0
4252	DOORS DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1/4	Finishes on all doors are dirty and marked up. Structually all doors appear sound.	Refinishing not addressed at this time. Work as determined by paint analysis and recommendations of HSR.	18	EA	$ 0 0 0 ======= $ 0
4253	DOORS DOOR TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Finishes on all intr trim is dirty & marred- structually all appears sound.	Refinishing not addressed at this time. Work as determined by paint analysis and recommendations of HSR.	512	LF	$ 0 0 0 ======= $ 0
4254	DOORS DOOR GLAZING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Glazing putty in very bad shape. D109 held in place w/no putty.	Reglaze windows, see "poor" work recommendations of 4144.	3	EA	$ 0 0 0 ======= $ 0
4255	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Rimlocks not operational, missing pieces, jammed approx 8 sets.	Remove, clean, repair, replace	8	EA	$ 0 0 0 ======= $ 0
4255	DOORS DOOR HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Hardware missing - locks not operational.	Restoration:Replacement pieces needed some areas. Repair non functional elements , clean other salvageable sets.	8	EA	$ 0 0 0 ======= $ 0
4261	FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR	See 4212 for floors, representing 1944 SF on 1st & 2nd floor not including attic & bsmt.	See this section 4212. General cleaning & selected refinishing if floors are protected.	1944	SF	$ 0 0 0 =======

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	INTERIOR ENVELOPE					
4261	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Serious wear & tear of exposed finish materials; water damage, staining, delamination etc.	Most likely will need to strip & refinish to match selected intr painted surfaces-results as per paint analysis & HSAR recommendations.	8344	SF	$ 0 0 0 ======= $ 0
4262	FINISHES COVERINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Still adhered to substrate but w/noticeable stains & loose edges & seams, water & moisture damage.	Remove all loose material, retain everything else until intr rehab. Take & document samples all locations.	6300	SF	$ 0 0 0 ======= $ 0
4262	FINISHES COVERINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Peeled away or otherwise failed finish covering. Substrate failure likely in this scenario.	Remove all loose material incl areas of failed substrate-retn all else until intr rehab, document each type. Most likely will event. remove all intr covrngs to repair sbstrt.	2044	SF	$ 0 0 0 ======= $ 0
4270	STAIRS/RAMPS INT STAIR/RAMP PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Loose newel post & railing.	See 4274 for comments. No work now.	1	EA	$ 0 0 0 ======= $ 0
4270	STAIRS/RAMPS INT STAIR/RAMP PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Broken & rotted treads & stair carriage at bottom of stair.	See 4273, 4274 for comments. Repair immediately-safety hazard!	1	EA	$ 0 0 0 ======= $ 0
4271	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Main stairs: plastic mats are about shot, some are missing & others are loose, all are worn.	Remove & replace existing mats to protect grained surfaces of stair treads.	36	SF	$ 0 0 0 ======= $ 0
4271	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: CRITICAL CONDITION: POOR	Bsmt stair: wood worn from years of use, several treads rotted.	Replace dangerously worn and/or rotted stair treads immediately w/material to match remaining treads.	36	SF	$ 0 0 0 =======

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INTERIOR ENVELOPE						
4272	STAIRS/RAMPS STAIR/RAMP DECKING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Treads are dangerously worn and/or rotted- bsmt stair only	Replace dangerously worn and/or rotted stair treads immediately w/material to match remaining treads.	9	SF	$ 0 0 0 ======= $ 0
4273	STAIRS/RAMPS STAIR/RAMP STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Bsmt stair: extremely dangerous stair, carriage loose & rotted & bsmt flr, inadequate structure to support average weight.	Replace rotted stringer,instal 3rd strgr at center, replace rotted post, reattach existing carriage at top to floor joist block & brace as necessary to support/stabilize structure.	288	SF	$ 0 0 0 ======= $ 0
4274	STAIRS/RAMPS STAIR/RAMP RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Bsmt stair-2X4 engaged newel holding rail & bracing outside stair stringer has rotted @ lower end.	Supplement existing engaged newel & outside stair stringer to connect structurual innadequancy of existing stair rail	30	SF	$ 0 0 0 ======= $ 0
4281	FIREPLACES MANTEL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Both painted white, earlier colors evident at scratches.	Restore paint scheme at mantel after paint analysis.	2	EA	$ 0 0 0 ======= $ 0
4282	FIREPLACES FIREBOX PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Chimney & fireplace structure need evaluations to determine condition. Possible interior lining failure at both chimneys.	Conduct inspection of both chimneys to determine condition of linings. (Return to operational condition)	2	EA	$ 0 0 0 ======= $ 0
4283	FIREPLACES DAMPER PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	See 4282 for inspection notes.	See 4282 for inspection notes.	2	EA	$ 0 0 0 ======= $ 0

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ROOF						
4311	SYSTEM ROOF SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	Main House roof: finish erodin on metal, loose nails, and numerous small leaks.	Continue park maintenance at main house roof until ultimate treatment of roof gas been approved. See FY90/91 task directives for emergency stabilization work.	928	SQ	$ 0 0 0 ======= $ 0
4311	SYSTEM ROOF SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3	P114: no slope to extg roof, seams flattened, rusted and leaking. P113: UV degradation of BUR, leaking at edges, BUR has lost cohesive qualities.	P113/114: see scope of work in FY90/91 Task Directives, con't w/ Pres. Maint & Emer Stab procedures until ultimate treatment of roof has been approved.	313	SQ	$ 0 0 0 ======= $ 0
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	Entire system cannot be examined unless roof is stripped or ceilings are removed. Probable water damage at the edges & areas prone to leaking	Investigate & evaluate sheathing boards when roof structurs are examined as part of FY 90/91 Emergency Stabilization Work.	313	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	All framing appears reasonably sound, individual rafters will have to be evaluated as work progresses.	During inspection of roof framing systems ID deficiencies & record for future work. Brace any serious problem areas until ultimate treatment has been determined.	1145	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	P113: roof structure in danger of total failure if support structure is not stabilized, also breast beams show signs of failure from water damage.	Support P113 roof structure a] per FY90 Emergency stabilizatn work plan. Thoroughly inspect remaining structure during partial dismantling of extg ceiling & roof structures.	96	SF	$ 0 0 0 ======= $ 0
4315	SYSTEM ROOF CORNICE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Fascia P114 is weathered & damaged from lack of gutter and moisture damage.	During inspection record further deficiencies. Repair during FY90 or future emergency stabilization of porches.	32	LF	$ 0 0 0 ======= $ 0
4315	SYSTEM ROOF CORNICE PRIORITY: CRITICAL CONDITION: POOR	P113: breast beams, soffits, fascias and probably tail ends of rafters are extremely deteriorated from water damage, etc	Conduct work as per FY90 ES plan and make permanent repairs to deteriorated structural members. Brace	32	LF	$ 0 0 0 =======

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ROOF						
4316	SYSTEM ROOF EAVES PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Severe weathering of paint, minor structural damage from exposure to elements.	Remove brackets and examine for further deterioration, make minor epoxy repairs, also strip, prep, prime and paint, reinstall or store until other porch repairs are completed.	10	LF	$ 0 0 0 ======= $ 0
4316	SYSTEM ROOF EAVES PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Deteriorated, rotted wood, broken or seperated pieces, visible fractures, missing pendants.	Remove deteriorated brackets repair or replace; if repair make minor reairs w/ epoxy and strip, prep, prime, and paint others. Reinstall or store until other porch work done.	9	LF	$ 0 0 0 ======= $ 0
4340	FLASHING ROOF FLASHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	All appears in reasonable condition. Leaks allow cont. degradation of fabric.	Temporary repair roof flashing as per FY90/91 Task Directive for emergency stabilization work to be completed by park maintenance staff.	77	LF	$ 0 0 0 ======= $ 0
4351	DRAINAGE GUTTER/DOWNSPOUT PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	Currently there is NO roof drainage system in place. Water damage is one of main causes of deterioration at frame house.	Install gutters and downspouts drain water away from fdn area - do not discharge water from upper roofs on lower roof area carry all water directly to ground based drainage system.	105	LF	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Finish worn off in many areas, metal exposed and rusting.	Temporary measures as per FY90 Emer Stab Work. If mtl rf to be retained for 3-5 yr period needs wire brush cleaned, primed w/ Penetrol and repaint w/ silver gray metal rf paint.	1145	SF	$ 0 0 0 ======= $ 0
4390	ROOF ROOF OTHER PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Lightning Protection System is not operational. See 4390 at 042A for description. Snow boards removed from roof.	Rehab lightning protection system as part of roof restoration work in later phases of work on house. REinstall snow boards as temp. measure to protect new gutter system.	2	EA	$ 0 0 0 ======= $ 0

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	FOUNDATION					
4412	WALLS FDN WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Spallg pargettg, loose stones @ top of wall and near openings.	Relay loose stone areas, check wall for areas needing repoint ing, repair pargetting. INSTALL EXTR DRAINAGE STSTEM!!	863	SF	$ 0 0 0 ======= $ 0
4412	WALLS FDN WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Same as Fair but also has major water dmg near D001 as rain water from roofs washes through walls into bsmt. Wall indicates unsound areas.	INSTALL EXTR FDN DRAINAGE SYS-TEM and CONTROLL DISCHARGE FROM ROOF WATER: area near D001 may need dismantle and reconstruct, larger surroundg area may need rakeout & repoin	120	SF	$ 0 0 0 ======= $ 0
4413	WALLS FDN VENTILATION PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	2 ea SE wall, frames partiall] rotted w/ several missing dowels.	Repair extg vent frames and dowels.	2	EA	$ 0 0 0 ======= $ 0
4413	WALLS FDN VENTILATION PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	1 ea SW wall - sill plate severely deteriorated at this point, no framed vent here.	Sill plate here need immediate attention - included in WPTC FY90 emergency stabilization work plan.	1	EA	$ 0 0 0 ======= $ 0
4414	WALLS FDN DRAINAGE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	Water damage to FDN evident @ W corner bsmt and @ SE wall.	Consider installation of FDN DRAINAGE SYSTEM at these areas.	60	LF	$ 0 0 0 ======= $ 0
4415	WALLS FDN MOIST PROT PRIORITY: CRITICAL CONDITION: FAIR SOURCE: RATING: 1	See 4412.	Consider installation of exterior pargetting in conjunction w/ 4412.	976	SF	$ 0 0 0 ======= $ 0
4430	CHIMNEYS CHIMNEY PRIORITY: MINOR CONDITION: FAIR	Fireplace openings have been closed off for later stove installations.	Interiors not inspected, do not know condition of chimney structures at this time.	2	EA	$ 0 0 0 =======

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FOUNDATION						
4431	CHIMNEYS CHIMNEY SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Bsmt walls: pargetting is spalling =184SF - mortar is loose and powdered in joints, open joints in some areas.	Inspect joints in stone FDN wall to determine what type of work is required. Inspect masonry above roof line to determine if any work is needed. Repointed FY 87/88 bypark	224	SF	$ 0 0 0 ======= $ 0
4432	CHIMNEYS CHIMNEY STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Brick structure in attic could use repointing and some brick replacement due to spalled bricks.	Repoint and replace deteriorated brick where necessary to obtain structural stability.	400	LF	$ 0 0 0 ======= $ 0
4432	CHIMNEYS CHIMNEY STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Masonry deterioratd @ junction w/ rf due to water damage. Poor chimney flashing allows water to run down chimney into attic.	May need to replace severely deteriorated brick @ junction w/ rf, rake out & repoint all joints, repargett chimney & replace chim flashing. Repair w/ step flashing asper SMACNA.	200	LF	$ 0 0 0 ======= $ 0
4433	CHIMNEYS FLUE/STACK PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Eroded and soot blackened bricks and mortar joints seen @ 1st floor level.	Inspect chimneys more thorough -ly from roof and open up 2nd floor stove holes to determine condition. Repairs may be required and added to list.	80	LF	$ 0 0 0 ======= $ 0
4434	CHIMNEYS CHIMNEY CAP PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Chimney caps do not exist.	Chimney caps need to be added at all chimneys to prevent moisture penetration to interior masonry.	1	EA	$ 0 0 0 ======= $ 0
4490	FOUNDATION FDN OTHER PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	Stone & brick masonry has sev- erely eroded mortar joints frm constant erosion of rain water from house and P116 rf collect -ing here & perking thru wall.	Wd dr frame in Very bad shape. Get water control problem taken care of-gutters/dwnspts, repair stone FDN walls, repair reconstruct brick masonry and wood frame & stairs, See 4213.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
UTILITY SYSTEMS						
4610	PLUMBING	Park says plumbing is	Would not be up to Code for	1	EA	$ 0
	PLUMBING SYSTEM	operational, system has not	adaptive-use of structure,			0
	PRIORITY: SERIOUS	been demonstrated.	anticipate total replacement.			0
	CONDITION: FAIR	Would not be up to Code for	Extg system needs pressure			=======
	SOURCE:	adaptive-use of structure.	testing, servicing & flushing			$ 0
	RATING: 4	National Plumbing Code	before can be brough on-line.			
4611	PLUMBING	Park indicates system is	System needs pressure test,	1	EA	$ 0
	SUPPLY PIPE NET	operational - pump is in	looks very piece-meal design.			0
	PRIORITY: SERIOUS	spring house, SEE 4610.	SEE 4610 for further needs.			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 4	National Plumbing Code				
4612	PLUMBING	Park indicates system is	System needs blow-out test be-	1	EA	$ 0
	WASTE PIPE NET	operational - dont know where	fore using. May also need			0
	PRIORITY: SERIOUS	waste goes once it leaves the	septic fields installed for			0
	CONDITION: FAIR	house ?	temp'y use. Adaptive-use will			=======
	SOURCE:		require connection to WashCo			$ 0
	RATING: 4	Code of Maryland, WashCo ordnc	county sewer system @ RT 65.			
4613	PLUMBING	All appear operational,	System needs pressure test &	5	EA	$ 0
	PLMB FIXTURES	require servicing and cleaning	sanitizing prior to usage.			0
	PRIORITY: MINOR	prior to use - new innards and	See 4610 for summary.			0
	CONDITION: FAIR	hardware. Will need new seals				=======
	SOURCE:	as WC have been pulled.				$ 0
	RATING: 4	Natl Plumbg Code, Code of Md.				
4614	PLUMBING	Pressure tank & electric hot	Replace these items prior to	2	EA	$ 0
	PLMB EQUIPMENT	water heater look very	adaptive-use of structure.			0
	PRIORITY: MINOR	deteriorated and not reusable.				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4	Natl Plmbg Code, Code of MD.				
4615	PLUMBING	Disposition of waste unkown	Checking record with Washing-	1	EA	$ 0
	SEPTIC SYSTEM	at this time.	ton County Board of Health and			0
	PRIORITY: CRITICAL		park records to see if there			0
	CONDITION: POOR		is an existing septic system			=======
	SOURCE:		or cess pool at the site.			$ 0
	RATING: 4	Natl Plmbg Code, Code of MD				
4630	ELECTRICAL	Don't think it would meet NEC,	Replace exterior service to	1	EA	$ 0
	ELECTRICAL SYS	service to house and network	building, use tempory cons-			0
	PRIORITY: CRITICAL	in house is inadequate for	truction service for ongoing			0
	CONDITION: POOR	future planned use of	work at site, disconnect extg			=======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
UTILITY SYSTEMS						
4631	ELECTRICAL	Insulation on wires is fried,	Disconnect incoming service	1	EA	$ 0
	INCOMING SERVICE	insulators at house are not	from house, install temporary			0
	PRIORITY: CRITICAL	secure, extr disconnect &	elect service to serve thru			0
	CONDITION: POOR	circuit panel box are not	construction phase, plan to			=======
	SOURCE:	protected from weather & rustd	replace all extr electrical			$ 0
	RATING: 4	National Electrical Code	service for adaptive-use proj.			
4632	ELECTRICAL	Panel exposed to weather in	Disconnect incoming service to	1	EA	$ 0
	MAIN DIST PNL	current location. Rusted and	extg circuit breaker panel and			0
	PRIORITY: CRITICAL	not in good operational	replace with new temporary			0
	CONDITION: POOR	condition. System not grounded	construction service (5 year			=======
	SOURCE:		service). Plan on all new			$ 0
	RATING: 4	National Electrical Code	distribution system for rehab			
4634	ELECTRICAL	Capacity of system not	Limited use of system may be	1	EA	$ 0
	WIRING NETWORK	adequate for modern usage.	permissable after thorough			0
	PRIORITY: CRITICAL	Possible damage to wiring in	inspection of wiring.			0
	CONDITION: FAIR	concealed areas which is not	Plan on installation of new			=======
	SOURCE:	visible or detectable.	wiring for adaptive-use of			$ 0
	RATING: 4	National Electrical Code	structure. See 4630-32.			
4635	ELECTRICAL	Locations and placement of	Plan on replacement of	30	EA	$ 0
	SWITCHES/OUTLETS	system units, not adequate	switches & receptacles in			0
	PRIORITY: CRITICAL	for modern usage; insufficient	adaptive-use of structure.			0
	CONDITION: FAIR	numbers and awkward placement.	See 4630-32 for description.			=======
	SOURCE:		Need comprehensive electrical			$ 0
	RATING: 4	National Electrical Code	evaluation and design.			
4636	ELECTRICAL	Inadequate footcandles for	Plan on installation of task	15	EA	$ 0
	LIGHT FIXTURES	modern office usage; fixtures	lighting to supplement the			0
	PRIORITY: SERIOUS	most likely require rewiring	extg fixtures. Remove fixtures			0
	CONDITION: FAIR	and cleaning for continued	for cleaning and rewiring.			=======
	SOURCE:	use.				$ 0
	RATING: 4	National Electrical Code				
4637	ELECTRICAL	Not in operation condition,	See # 4390, plan on total	1	EA	$ 0
	ELEC EQPT	structure is not protected	redesign and installation			0
	PRIORITY: SERIOUS	from lightning strikes.	of replacement system.			0
	CONDITION: POOR		Install grounding ring as part			=======
	SOURCE:		of protection system.			$ 0
	RATING: 1	National Electrical Code				
4654	HVAC	None in existance.	Need comprehensive design	1	EA	$ 0
	HEATING EQPT		for heating and cooling system			0
	PRIORITY: CRITICAL		as part of overall adaptive			0
	CONDITION: POOR		use of structure.			=======

MUMMA FARM HOUSE: FRAME ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	NW wall @ 104 & 204 & W corner framing has NO structural integrity, completely rotted out Other major damage; sill plate corner posts, rftr plts; GONE!	Dismantle & reconstruct areas of major deteriorated framing members; remove interior finishes and document all physical evidence prior to removal. This is major structural work.	600	SF	$ 0 0 0 ======= $ 0
4114	EXTERIOR ENVELOPE WALLS WALL FLASHING CONDITION: POOR SOURCE: RATING: 4	Flashing nailed to wd siding; no reglet or counterflash'g; metal pulling away from walls allowing water into porch roof framing and interior wall strt SMACNA	In conjunction w/ emergency stabilization work on porches and # 4311 remove extg flshg & replace w/ properly detailed materials (16 oz lead coated copper)	38	LF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 2/6	Flat sawn bds in extremely deteriorated and dangerous condition.	Remove existing decking and replace w/ more appropriate floor bds. SEE 4133.	80	SF	$ 0 0 0 ======= $ 0
4133	EXTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 1	P113: flr framing components exhibit advanced stages of deterioration w/ structural crushing and failure at localised areas. NPS-28	Dismantle extg porch decking & flr frmg - either reconstruct frmg system or brace extg roof structure to prevent further loss of historic fabric, see FY90 Emer Stab scope of work.	80	SF	$ 0 0 0 ======= $ 0
4134	EXTERIOR ENVELOPE FLOORS RAILING CONDITION: POOR SOURCE: RATING: 1	3 panels out of rlng, retained @ house, rail & shoe connexion @ corner box columns very weak due to water damage at colmns.	Reatin 3 loose balustrade pamels, similar to Fair Work Recommendation; dismantle & reconstruct, repair/ replace structurally deteriorated elements, provide ventilation.	4	LF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: POOR SOURCE: RATING: 1	W106, 107, 208 and W301, 302 exhibit extensive water and termite damage in NW elevation	Will require complete reconstruction of frame, all elements most likely damaged in NW frame elevation.	3	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: RATING: 1	Partial or whole deteriorated sash frames.	Remove sash from frames-repair /replace rotted or deterioratd elements. Continue w/FAIR work recommendations.	10	EA	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: POOR SOURCE: RATING: 1	Most all glazing putty is brittle, cracked or missing-inspect all sash for exact nature of work.	Replace missing glass w/glass of similar quality; remove extg putty w/heat method,remve glass,coat putty bead w/linsed oil& prime,backputty,install glass-repr frms. See 4142.	224	EA	$ 0 0 0 ======= $ 0
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: POOR SOURCE: RATING: 1	Obvious surface cracks, checks etc, serious damage, deterioration, or missing component	Most sills in this category will likely need to be replcd. Conduct inspection prior to dismantling to determine exact nature of repairs- replace w/ like size, species, etc.	10	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 1	Entire extr paint film is extremely deterioated & worn-wood shows bare in some areas. Sq ft. includes deduction of opening but is still approx.	Scrape, prep and paint all extr wood surfaces; make repairs to substrates in conjunction w/prep work. Color scheme determined by paint analysis.	1600	SF	$ 0 0 0 ======= $ 0
4190	EXTERIOR ENVELOPE EXTERIOR EXTERIOR OTHER CONDITION: POOR SOURCE: RATING: 1	P113: cols out of plumb w/ por breast beam & rf frmg structr, bases are deteriorated, south corner col is crushing from excentric loading & wtr dmg.	SEE 4133: brace roof framing to relieve load from columns, dismantle & reconstruct box column @ S corner, inspect & repair other columns as needed.	6	EA	$ 0 0 0 ======= $ 0
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Structural system failing due to deterioration & poor org const techs-joists sagging due to max unsuptd span & colpsng suprstrc post.Bsmt bad water	Complete structural bracing as per 1990td; prepare flr frmg loading calc & emer stablzn plans to brace exstng strct-repair/replace xstng strct & add suppl frmg to supp struc.	2844	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	CRITICAL					
4270	INTERIOR ENVELOPE STAIRS/RAMPS INT STAIR/RAMP CONDITION: POOR SOURCE: RATING: 1	Broken & rotted treads & stair carriage at bottom of stair.	See 4273, 4274 for comments. Repair immediately-safety hazard!	1	EA	$ 0 0 0 ======= $ 0
4271	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: POOR SOURCE: RATING: 1	Bsmt stair: wood worn from years of use, several treads rotted.	Replace dangerously worn and/ or rotted stair treads immediately w/material to match remaining treads.	36	SF	$ 0 0 0 ======= $ 0
4272	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP DECKING CONDITION: POOR SOURCE: RATING: 1	Treads are dangerously worn and/or rotted- bsmt stair only	Replace dangerously worn and/ or rotted stair treads immediately w/material to match remaining treads.	9	SF	$ 0 0 0 ======= $ 0
4273	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Bsmt stair: extremely dangerous stair, carriage loose & rotted & bsmt flr, inadequate structure to support average weight.	Replace rotted stringer,instal 3rd strgr at center, replace rotted post, reattach existing carriage at top to floor joist block & brace as necessary to support/stabilize structure.	288	SF	$ 0 0 0 ======= $ 0
4274	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP RAILING CONDITION: POOR SOURCE: RATING: 1	Bsmt stair-2X4 engaged newel holding rail & bracing outside stair stringer has rotted @ lower end.	Supplement existing engaged newel & outside stair stringer to connect structurual innadequancy of existing stair rail	30	SF	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: RATING: 3	P114: no slope to extg roof, seams flattened, rusted and leaking. P113: UV degradation of BUR, leaking at edges, BUR has lost cohesive qualities.	P113/114: see scope of work in FY90/91 Task Directives, con't w/ Pres. Maint & Emer Stab procedures until ultimate treatment of roof has been approved.	313	SQ	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: POOR SOURCE: RATING: 1	P113: roof structure in danger of total failure if support structure is not stabilized, also breast beams show signs of failure from water damage.	Support P113 roof structure a] per FY90 Emergency stabilizatn work plan. Thoroughly inspect remaining structure during partial dismantling of extg ceiling & roof structures.	96	SF	$ 0 0 0 ======= $ 0
4315	ROOF SYSTEM ROOF CORNICE CONDITION: POOR SOURCE: RATING: 1	P113: breast beams, soffits, fascias and probably tail ends of rafters are extremely deter iorated from water damage, etc	Conduct work as per FY90 ES plan and make permanent re-pairs to deteriorated structural members. Brace until work can be accomplished	32	LF	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: RATING: 0	Currently there is NO roof drainage system in place. Water damage is one of main causes of deterioration at frame house.	Install gutters and downspouts drain water away from fdn area - do not discharge water from upper roofs on lower roof area carry all water directly to ground based drainage system.	105	LF	$ 0 0 0 ======= $ 0
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Same as Fair but also has major water dmg near D001 as rain water from roofs washes through walls into bsmt. Wall indicates unsound areas.	INSTALL EXTR FDN DRAINAGE SYS-TEM and CONTROLL DISCHARGE FROM ROOF WATER: area near D001 may need dismantle and reconstruct, larger surroundg area may need rakeout & repoin	120	SF	$ 0 0 0 ======= $ 0
4413	FOUNDATION WALLS FDN VENTILATION CONDITION: POOR SOURCE: RATING: 1	1 ea SW wall - sill plate severely deteriorated at this point, no framed vent here.	Sill plate here need immediate attention - included in WPTC FY90 emergency stabilization work plan.	1	EA	$ 0 0 0 ======= $ 0
4414	FOUNDATION WALLS FDN DRAINAGE CONDITION: POOR SOURCE: RATING: 0	Water damage to FDN evident @ W corner bsmt and @ SE wall.	Consider installation of FDN DRAINAGE SYSTEM at these areas.	60	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4415	FOUNDATION WALLS FDN MOIST PROT CONDITION: FAIR SOURCE: RATING: 1	See 4412.	Consider installation of exterior pargetting in conjunction w/ 4412.	976	SF	$ 0 0 0 ======= $ 0
4490	FOUNDATION FOUNDATION FDN OTHER CONDITION: POOR SOURCE: RATING: 1	Stone & brick masonry has severely eroded mortar joints frm constant erosion of rain water from house and P116 rf collect -ing here & perking thru wall.	Wd dr frame in Very bad shape. Get water control problem taken care of-gutters/dwnspts, repair stone FDN walls, repair reconstruct brick masonry and wood frame & stairs, See 4213.	1	EA	$ 0 0 0 ======= $ 0
4615	UTILITY SYSTEMS PLUMBING SEPTIC SYSTEM CONDITION: POOR SOURCE: RATING: 4	Disposition of waste unkown at this time. Natl Plmbg Code, Code of MD	Checking record with Washington County Board of Health and park records to see if there is an existing septic system or cess pool at the site.	1	EA	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 4	Don't think it would meet NEC, service to house and network in house is inadequate for future planned use of structure. National Electrical Code	Replace exterior service to building, use tempory construction service for ongoing work at site, disconnect extg intr service, plan to replace or install new service for use	1	EA	$ 0 0 0 ======= $ 0
4631	UTILITY SYSTEMS ELECTRICAL INCOMING SERVICE CONDITION: POOR SOURCE: RATING: 4	Insulation on wires is fried, insulators at house are not secure, extr disconnect & circuit panel box are not protected from weather & rustd National Electrical Code	Disconnect incoming service from house, install temporary elect service to serve thru construction phase, plan to replace all extr electrical service for adaptive-use proj.	1	EA	$ 0 0 0 ======= $ 0
4632	UTILITY SYSTEMS ELECTRICAL MAIN DIST PNL CONDITION: POOR SOURCE: RATING: 4	Panel exposed to weather in current location. Rusted and not in good operational condition. System not grounded National Electrical Code	Disconnect incoming service to extg circuit breaker panel and replace with new temporary construction service (5 year service). Plan on all new distribution system for rehab	1	EA	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: FRAME ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4634	UTILITY SYSTEMS ELECTRICAL WIRING NETWORK CONDITION: FAIR SOURCE: RATING: 4	Capacity of system not adequate for modern usage. Possible damage to wiring in concealed areas which is not visible or detectable. National Electrical Code	Limited use of system may be permissable after thorough inspection of wiring. Plan on installation of new wiring for adaptive-use of structure. See 4630-32.	1	EA	$ 0 0 0 ======= $ 0
4635	UTILITY SYSTEMS ELECTRICAL SWITCHES/OUTLETS CONDITION: FAIR SOURCE: RATING: 4	Locations and placement of system units, not adequate for modern usage; insufficient numbers and awkward placement. National Electrical Code	Plan on replacement of switches & receptacles in adaptive-use of structure. See 4630-32 for description. Need comprehensive electrical evaluation and design.	30	EA	$ 0 0 0 ======= $ 0
4654	UTILITY SYSTEMS HVAC HEATING EQPT CONDITION: POOR SOURCE: RATING: 4	None in existance.	Need comprehensive design for heating and cooling system as part of overall adaptive use of structure.	1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 1	Extremely deteriorated boards from exposure to elements and water damage at NW elevation.	Repair and/or replace wood siding in these areas. Match profile of existing siding, backprime all new material. COORDINATE W/ RECONSTRUCTION OF FRAME WALL NW ELEVATION !!	900	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Minor structural deterioration of lower framing elements from water and termite damage. NO EVIDENCE OF EXTANT TERMITE ACTIVITY. (Exterior walls)	Repair damaged areas by dutchman repair or by splicing in additional framing members. DO NOT DISMANTLE ADJOINING WALLS.	500	SF	$ 0 0 0 ======= $ 0
4114	EXTERIOR ENVELOPE WALLS WALL FLASHING CONDITION: FAIR SOURCE: RATING: 4	Coating material used on galvanized step flashing has deteriorated and metal is exposed.	Seal joints between pieces, repaint w/ roofing tar. THIS IS A TEMPORARY REPAIR. LONG TERM REPAIR IS TO REPLACE FLASHING & INSTALL LCC FLASH'G AS PER SMACNA.	22	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: POOR SOURCE: RATING: 1	Boards extremely deteriorated in localized areas and at lower ends; paint has complete ly failed.	Replace deteriorated boards with new material, or use dutchman tecxhnique if only partially deteriorated. Prep & repaint following paint specs.	36	LF	$ 0 0 0 ======= $ 0
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: POOR SOURCE: RATING: 2	Unknown structural condition for NE Porch 114. (80 sf)	Conduct architectural and structural investigation to determine exact nature and condition of framing. COORDINATE W/ FY90 EMERGENCY STABILIZATION WORK.	177	SF	$ 0 0 0 ======= $ 0
4134	EXTERIOR ENVELOPE FLOORS RAILING CONDITION: FAIR SOURCE: RATING: 1	Entire rail structure is weak and badly weathered, deterior-ated structural members.	Dismantle rail structure and salvage all pieces, reconstruc after porch framing is stabil-ized; strip, prep and paint all members to specs.	14	LF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: RATING: 1	Maost frames have some degree od deterioration from the effects of weathering and water damage.	Inspect ea opng & determine extent of strcrl damage, re-turn to functional condition thru carpentry repairs to framing, prep & repaint extrs.	17	EA	$ 0 0 0 ======= $ 0
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: FAIR SOURCE: RATING: 1	Loose joints, severe weatherng windows painted shut.	Carefully remove sash from frames,inspect joints for rotted tenon connections,shim tenon joints & replace pegs as necessary- prep and repaint all sash elements.	10	EA	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: POOR SOURCE: RATING: 1	More substantial water or in-sect damage expected at 30% of trim bds especially in 106, 107, and 208.	Replace deteriorated members to match existing.	80	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: POOR SOURCE: RATING: 1	All hardware has been painted and is not operational.	Remove and tag hardware, clean to bare metal, coat w/penetral prime, and refinish(?) Reinstall.	98	EA	$ 0 0 0 ======= $ 0
4171	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: FAIR SOURCE: RATING: 4	Conc in OK condition, being undermined by active rodent disturbance.	Evaluate historic integrity of porch configuration- take action based on HSAR recommendations.	40	SF	$ 0 0 0 ======= $ 0
4171	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: POOR SOURCE: RATING: 4	Missing stair and rail structure. 50 SF estimate based on 4'0 X 6'0 stair structure.	Replace stair and rail based on photo documentation. Co-ordinate w/other porch work	50	SF	$ 0 0 0 ======= $ 0
4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Stair structure non extant.	Reconstruct stair structure based on photo documentation- or to match detailing at porch rail- coordinate w/other porch work. Take action based on HSAR recommendations.	50	SF	$ 0 0 0 ======= $ 0
4190	EXTERIOR ENVELOPE EXTERIOR EXTERIOR OTHER CONDITION: FAIR SOURCE: RATING: 1	P114: cols w/ evdnc of modern alterations-addition of plinth staves coming apart @ east corner.	Repair all deteriorated wood elements, align strctr & cols, prep & paint cols w/in next year. Reconstruct east corner column & pier SEE 4421.	5	EA	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: POOR SOURCE: RATING: 1	Termite and water damage in some areas @ perimeter of bldg especially R104 and 204.(250 sqft). Bsmt floor very eroded & water damaged (900sqft).	Replace damaged flooring to match existing flooring(500sq ft). Replace bsmt floor w/new conc floor-add vapor barrier and drainage (900 sqft).	1400	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 1	Major patches (4sqft) and plaster failure - moisture damage below many extr windows	Remove loose plaster, conduct plaster analysis- stabilize loose plaster areas, future work may include patch and repair of plaster surfaces.	1000	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Potential termite damage at first floor from first floor joist infestations. Estimated quanity.	Inspect and verify deterioation prior to repair/replacement work.	400	SF	$ 0 0 0 ======= $ 0
4223	INTERIOR ENVELOPE WALLS WALL TRIM CONDITION: POOR SOURCE: RATING: 1	BSBD may have termite & water damage at extr walls especially at NW elavation.	Remove and inspect BSBD for damage; repair/replace w/BSBD to match historical profile.	256	LF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: RATING: 1	Failure of plaster surfaces of major water damage to papers.	Remove loose plaster & paper-conduct analysis-stabilize loose plasters & papers-see fair work recommendation. Future work may include strip all papers/reprg plaster surfs	500	SF	$ 0 0 0 ======= $ 0
4243	INTERIOR ENVELOPE WINDOWS WINDOW TRIM CONDITION: POOR SOURCE: RATING: 1	Deteriorated wood from water or insect damage w 106,107, 208,209.	Replace detriorated wood w/ new pieces to match pieces being removed.	57	LF	$ 0 0 0 ======= $ 0
4254	INTERIOR ENVELOPE DOORS DOOR GLAZING CONDITION: FAIR SOURCE: RATING: 1	Glazing putty in very bad shape. D109 held in place w/no putty.	Reglaze windows, see "poor" work recommendations of 4144.	3	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

SERIOUS

4255	INTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: RATING: 1	Hardware missing - locks not operational.	Restoration:Replacement pieces needed some areas. Repair non functional elements , clean other salvageable sets.	8	EA	$ 0 0 0 ======= $ 0
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 1	Serious wear & tear of exposed finish materials; water damage, staining, delamination etc.	Most likely will need to strip & refinish to match selected intr painted surfaces-results as per paint analysis & HSAR recommendations.	8344	SF	$ 0 0 0 ======= $ 0
4262	INTERIOR ENVELOPE FINISHES COVERINGS CONDITION: POOR SOURCE: RATING: 1	Peeled away or otherwise failed finish covering. Substrate failure likely in this scenario.	Remove all loose material incl areas of failed substrate-retn all else until intr rehab, document each type. Most likely will event. remove all intr covrngs to repair sbstrt.	2044	SF	$ 0 0 0 ======= $ 0
4282	INTERIOR ENVELOPE FIREPLACES FIREBOX CONDITION: POOR SOURCE: RATING: 1	Chimney & fireplace structure need evaluations to determine condition. Possible interior lining failure at both chimneys.	Conduct inspection of both chimneys to determine condition of linings. (Return to operational condition)	2	EA	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: FAIR SOURCE: RATING: 3	Main House roof: finish erodin on metal, loose nails, and numerous small leaks.	Continue park maintenance at main house roof until ultimate treatment of roof gas been approved. See FY90/91 task directives for emergency stabilization work.	928	SQ	$ 0 0 0 ======= $ 0
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: FAIR SOURCE: RATING: 1	Entire system cannot be examined unless roof is stripped or ceilings are removed. Probable water damage at the edges & areas prone to leaking	Investigate & evaluate sheathing boards when roof structurs are examined as part of FY 90/91 Emergency Stabilization Work.	313	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

SERIOUS

4316	ROOF SYSTEM ROOF EAVES CONDITION: POOR SOURCE: RATING: 1	Deteriorated, rotted wood, broken or seperated pieces, visible fractures, missing pendants.	Remove deteriorated brackets repair or replace; if repair make minor reairs w/ epoxy and strip, prep, prime, and paint others. Reinstall or store until other porch work done.	9	LF	$ 0 0 0 ======= $ 0
4340	ROOF FLASHING ROOF FLASHING CONDITION: FAIR SOURCE: RATING: 4	All appears in reasonable condition. Leaks allow cont. degradation of fabric.	Temporary repair roof flashing as per FY90/91 Task Directive for emergency stabilization work to be completed by park maintenance staff.	77	LF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 2	Finish worn off in many areas, metal exposed and rusting.	Temporary measures as per FY90 Emer Stab Work. If mtl rf to be retained for 3-5 yr period needs wire brush cleaned, primed w/ Penetrol and repaint w/ silver gray metal rf paint.	1145	SF	$ 0 0 0 ======= $ 0
4390	ROOF ROOF ROOF OTHER CONDITION: POOR SOURCE: RATING: 1	Lightning Protection System is not operational. See 4390 at 042A for description. Snow boards removed from roof.	Rehab lightning protection system as part of roof restoration work in later phases of work on house. REinstall snow boards as temp. measure to protect new gutter system.	2	EA	$ 0 0 0 ======= $ 0
4432	FOUNDATION CHIMNEYS CHIMNEY STRUCTURE CONDITION: POOR SOURCE: RATING: 1	Masonry deterioratd @ junction w/ rf due to water damage. Poor chimney flashing allows water to run down chimney into attic.	May need to replace severely deteriorated brick @ junction w/ rf, rake out & repoint all joints, repargett chimney & replace chim flashing. Repair w/ step flashing asper SMACNA.	200	LF	$ 0 0 0 ======= $ 0
4433	FOUNDATION CHIMNEYS FLUE/STACK CONDITION: FAIR SOURCE: RATING: 0	Eroded and soot blackened bricks and mortar joints seen @ 1st floor level.	Inspect chimneys more thorough -ly from roof and open up 2nd floor stove holes to determine condition. Repairs may be required and added to list.	80	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4434	FOUNDATION CHIMNEYS CHIMNEY CAP CONDITION: POOR SOURCE: RATING: 0	Chimney caps do not exist.	Chimney caps need to be added at all chimneys to prevent moisture penetration to interior masonry.	1	EA	$ 0 0 0 ======= $ 0
4610	UTILITY SYSTEMS PLUMBING PLUMBING SYSTEM CONDITION: FAIR SOURCE: RATING: 4	Park says plumbing is operational, system has not been demonstrated. Would not be up to Code for adaptive-use of structure. National Plumbing Code	Would not be up to Code for adaptive-use of structure, anticipate total replacement. Extg system needs pressure testing, servicing & flushing before can be brough on-line.	1	EA	$ 0 0 0 ======= $ 0
4611	UTILITY SYSTEMS PLUMBING SUPPLY PIPE NET CONDITION: FAIR SOURCE: RATING: 4	Park indicates system is operational - pump is in spring house, SEE 4610. National Plumbing Code	System needs pressure test, looks very piece-meal design. SEE 4610 for further needs.	1	EA	$ 0 0 0 ======= $ 0
4612	UTILITY SYSTEMS PLUMBING WASTE PIPE NET CONDITION: FAIR SOURCE: RATING: 4	Park indicates system is operational - dont know where waste goes once it leaves the house ? Code of Maryland, WashCo ordnc	System needs blow-out test before using. May also need septic fields installed for temp'y use. Adaptive-use will require connection to WashCo county sewer system @ RT 65.	1	EA	$ 0 0 0 ======= $ 0
4636	UTILITY SYSTEMS ELECTRICAL LIGHT FIXTURES CONDITION: FAIR SOURCE: RATING: 4	Inadequate footcandles for modern office usage; fixtures most likely require rewiring and cleaning for continued use. National Electrical Code	Plan on installation of task lighting to supplement the extg fixtures. Remove fixtures for cleaning and rewiring.	15	EA	$ 0 0 0 ======= $ 0
4637	UTILITY SYSTEMS ELECTRICAL ELEC EQPT CONDITION: POOR SOURCE: RATING: 1	Not in operation condition, structure is not protected from lightning strikes. National Electrical Code	See # 4390, plan on total redesign and installation of replacement system. Install grounding ring as part of protection system.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 1	Paint system failure: wood weathering where exposed, mtl and wood patches over rodent and bird holes.	Remove patch material, repair boards w/ either replacement or dutchman type repair. Prep and repaint. SEE 4161 FOR COMMENTS ON REPAINTING EXTERIOR.	700	SF	$ 0 0 0 ======= $ 0
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: RATING: 1	Boards are cracked and weathered, paint failing.	Repair deteriorated bds where necessary, prep, prime and repaint.	176	LF	$ 0 0 0 ======= $ 0
4117	EXTERIOR ENVELOPE WALLS WALL ORNAMENT CONDITION: FAIR SOURCE: RATING: 1	Painted film cracked & peeling wood beginning to weather.	After paint analysis, scrape loose paint, prime and repaint according to paint specs.	33	EA	$ 0 0 0 ======= $ 0
4121	EXTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 1	Paint weathering and possible water damage from roof and flashing leaks.	Ceilings require prep & paint w/in 2 yrs. Clgs may be addresses in porch stabilizatn work FY90/91.	257	SF	$ 0 0 0 ======= $ 0
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	Probable structural deterioration from water damage @ SE porch 113.	Conduct further investigation to determine exact nature of roof framing and extent of structural damage during FY90 porch stabilization.	80	SF	$ 0 0 0 ======= $ 0
4123	EXTERIOR ENVELOPE CEILINGS CLG TRIM CONDITION: FAIR SOURCE: RATING: 1/2	Possible water damage on top side, paint weathering.	Inspect & repair if necessary, prep and paint in conjunction w/ other FY90 porch work.	36	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 2/6	Paint worn off surfaces, no ventilation under some areas.	Inspect structural integrity of boards and framing, SEE 4133.	177	SF	$ 0 0 0 ======= $ 0
4133	EXTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Inadequate support for 2X8 jst also pier 2 SE corner has shifted & pulled away from porch floor framing.	Construct additional framing to support extg structure, reconstruct porch piers, SEE 4421.	177	SF	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: FAIR SOURCE: RATING: 1	Extremely weathered w/blistering paint, some deterioration at sills represents 70%.	Inspect trim at each opening and make determination on extent of repair - prep and paint extr elements.	187	LF	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: FAIR SOURCE: RATING: 1	W104,105,106 missing 2 ea lower shutter pintels w/dog anchors. W107 has no sill clps all other sills have at least 1 clip remaining.	Repair damaged hardware, replace missing pieces w/ similar hardware.	16	EA	$ 0 0 0 ======= $ 0
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: FAIR SOURCE: RATING: 1	Extremly weathered paint on surface.	Inspect sills by conducting probe test @ determine extent on repair needed, if any. Repaint all extr. components.	8	EA	$ 0 0 0 ======= $ 0
4149	EXTERIOR ENVELOPE WINDOWS WDO SHUTTERS CONDITION: POOR SOURCE: RATING: 1	None extant.	When do shutters date from? Figure through HSAR to determine if shutters will be fabricated and hung.	36	EA	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 1	Paint cracked and peeling wood beginning to weather.	Remove accumulated layers of paint, conduct paint analysis prep and paint.	2	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 1	Exterior finish cracked and peeling.	Refinish doors.	2	EA	$ 0 0 0 ======= $ 0
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: RATING: 1	D101- knob missing on extr, lock needs maintinance work-general wear and tear @ D103.	Replace spindle and knob, have rim locks cleaned and serviced return to operable condition.	1	EA	$ 0 0 0 ======= $ 0
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: RATING: 1	Key escutcheons damaged @ both doors. D101 no key for box lock.	Have escutcheon plates repaired, have skeleton key made for D101.	1	EA	$ 0 0 0 ======= $ 0
4157	EXTERIOR ENVELOPE DOORS DOOR SILL CONDITION: FAIR SOURCE: RATING: 1	Extr paint failing @ D101, threshold sills are worn from use @ both D101 & 103.	Remove, repair (consolidate), and reinstall threshold sills, clean and refinish extr frame sills.	2	EA	$ 0 0 0 ======= $ 0
4158	EXTERIOR ENVELOPE DOORS DOOR STORM/SCRN CONDITION: FAIR SOURCE: RATING: 5	Hardware needs maintinance, loose & not operating properly extr finish completely worn & wood extremely weathered.	Replace w/more accurate period door, in meantime, no work this item.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4158	EXTERIOR ENVELOPE DOORS DOOR STORM/SCRN CONDITION: POOR SOURCE: RATING: 5	Missing door.	Replace w/accurate period door- see salvage door in hog pen for a possible historic door.	1	EA	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 6	Worn.	Take samples, leave in place through construction to protect wood floors.	300	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: FAIR SOURCE: RATING: 1	All floors are deformed conforming to sagging in intr structure. Floors have no protective finishs.	Stabilize structural deformation-see 4213. Clean and refinish or cover to protect during construction.	2416	SF	$ 0 0 0 ======= $ 0
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Minimal deflection in attic floor structure.	No work.	972	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 1	Staining from water damage and delamination of wallpaper surfaces.	Monitor for reoccurring water damage, collect samples of wallpaper and catalog.	2000	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Intr walls sag as per floor structure; some separation of studs from plates. Estimated quanity	No work at this point. Future work may include repair of deflecting structure.	1600	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4223	INTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: RATING: 1	BSBD has minor damage in areas - cuts, phelled together, scratches and paint failure.	No work this phase of project	70	LF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 1	Water stained, papers & delamination from plaster surface especially near extr wall surfaces.	Monitor for reoccuring water damage. Collect samples of ceiling and border papers and catalog.	1000	SF	$ 0 0 0 ======= $ 0
4243	INTERIOR ENVELOPE WINDOWS WINDOW TRIM CONDITION: FAIR SOURCE: RATING: 1	Paint failure- peeling or cracking	Monitor for reoccurring water damage.	63	LF	$ 0 0 0 ======= $ 0
4245	INTERIOR ENVELOPE WINDOWS WINDOW HARDWARE CONDITION: FAIR SOURCE: RATING: 1	Metal latches painted over & many have lost nails.	Rehab thumb latches in conjunc w/other wndo work @ structure clean & treat metal w/cnsrvatn methods.	14	EA	$ 0 0 0 ======= $ 0
4245	INTERIOR ENVELOPE WINDOWS WINDOW HARDWARE CONDITION: POOR SOURCE: RATING: 1	W101,107,206,207 - hardware missing.	Replace missing hardware in conjunction w/general wndo rehab work,match existing pattern and size.	4	EA	$ 0 0 0 ======= $ 0
4251	INTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 1/4	Several frames racked following deflection in floor framing, most have mars in surface from wear & tear.	No work at this time.	5	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

MINOR

4251	INTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: POOR SOURCE: RATING: 1/4	D108,109 probable water or termite damage to structual members.	No work at this time.	2	EA	$ 0 0 0 ======= $ 0
4252	INTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 1/4	Finishes on all doors are dirty and marked up. Structually all doors appear sound.	Refinishing not addressed at this time. Work as determined by paint analysis and recommendations of HSR.	18	EA	$ 0 0 0 ======= $ 0
4253	INTERIOR ENVELOPE DOORS DOOR TRIM CONDITION: FAIR SOURCE: RATING: 1	Finishes on all intr trim is dirty & marred- structually all appears sound.	Refinishing not addressed at this time. Work as determined by paint analysis and recommendations of HSR.	512	LF	$ 0 0 0 ======= $ 0
4255	INTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: RATING: 1	Rimlocks not operational, missing pieces, jammed approx 8 sets.	Remove, clean, repair, replace	8	EA	$ 0 0 0 ======= $ 0
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 1	See 4212 for floors, representing 1944 SF on 1st & 2nd floor not including attic & bsmt.	See this section 4212. General cleaning & selected refinishing if floors are protected.	1944	SF	$ 0 0 0 ======= $ 0
4262	INTERIOR ENVELOPE FINISHES COVERINGS CONDITION: FAIR SOURCE: RATING: 1	Still adhered to substrate but w/noticeable stains & loose edges & seams, water & moisture damage.	Remove all loose material, retain everything else until intr rehab. Take & document samples all locations.	6300	SF	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
4270	INTERIOR ENVELOPE STAIRS/RAMPS INT STAIR/RAMP CONDITION: FAIR SOURCE: RATING: 1	Loose newel post & railing.	See 4274 for comments. No work now.	1	EA	$ 0 0 0 ======= $ 0
4271	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: FAIR SOURCE: RATING: 1	Main stairs: plastic mats are about shot, some are missing & others are loose, all are worn.	Remove & replace existing mats to protect grained surfaces of stair treads.	36	SF	$ 0 0 0 ======= $ 0
4281	INTERIOR ENVELOPE FIREPLACES MANTEL CONDITION: FAIR SOURCE: RATING: 1	Both painted white, earlier colors evident at scratches.	Restore paint scheme at mantel after paint analysis.	2	EA	$ 0 0 0 ======= $ 0
4283	INTERIOR ENVELOPE FIREPLACES DAMPER CONDITION: FAIR SOURCE: RATING: 1	See 4282 for inspection notes.	See 4282 for inspection notes.	2	EA	$ 0 0 0 ======= $ 0
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	All framing appears reasonably sound, individual rafters will have to be evaluated as work progresses.	During inspection of roof fram ing systems ID deficiencies & record for future work. Brace any serious problem areas until ultimate treatment has been determined.	1145	SF	$ 0 0 0 ======= $ 0
4315	ROOF SYSTEM ROOF CORNICE CONDITION: FAIR SOURCE: RATING: 1	Fascia P114 is weathered & damaged from lack of gutter and moisture damage.	During inspection record further deficiencies. Repair during FY90 or future emergency stabilization of porches.	32	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4316	ROOF SYSTEM ROOF EAVES CONDITION: FAIR SOURCE: RATING: 1	Severe weathering of paint, minor structural damage from exposure to elements.	Remove brackets and examine for further deterioration, make minor epoxy repairs, also strip, prep, prime and paint, reinstall or store until other porch repairs are completed.	10	LF	$ 0 0 0 ======= $ 0
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Spallg pargettg, loose stones @ top of wall and near openings.	Relay loose stone areas, check wall for areas needing repoint ing, repair pargetting. INSTALL EXTR DRAINAGE STSTEM!!	863	SF	$ 0 0 0 ======= $ 0
4413	FOUNDATION WALLS FDN VENTILATION CONDITION: FAIR SOURCE: RATING: 1	2 ea SE wall, frames partiall] rotted w/ several missing dowels.	Repair extg vent frames and dowels.	2	EA	$ 0 0 0 ======= $ 0
4430	FOUNDATION CHIMNEYS CHIMNEY CONDITION: FAIR SOURCE: RATING: 1	Fireplace openings have been closed off for later stove installations.	Interiors not inspected, do not know condition of chimney structures at this time.	2	EA	$ 0 0 0 ======= $ 0
4431	FOUNDATION CHIMNEYS CHIMNEY SURFACE CONDITION: FAIR SOURCE: RATING: 1	Bsmt walls: pargetting is spalling =184SF - mortar is loose and powdered in joints, open joints in some areas.	Inspect joints in stone FDN wall to determine what type of work is required. Inspect masonry above roof line to determine if any work is need- ed. Repointed FY 87/88 bypark	224	SF	$ 0 0 0 ======= $ 0
4432	FOUNDATION CHIMNEYS CHIMNEY STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Brick structure in attic could use repointing and some brick replacement due to spalled bricks.	Repoint and replace deteriorated brick where necessary to obtain structural stability.	400	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4613	UTILITY SYSTEMS PLUMBING PLMB FIXTURES CONDITION: FAIR SOURCE: RATING: 4	All appear operational, require servicing and cleaning prior to use - new innards and hardware. Will need new seals as WC have been pulled. Natl Plumbg Code, Code of Md.	System needs pressure test & sanitizing prior to usage. See 4610 for summary.	5	EA	$ 0 0 0 ======= $ 0
4614	UTILITY SYSTEMS PLUMBING PLMB EQUIPMENT CONDITION: POOR SOURCE: RATING: 4	Pressure tank & electric hot water heater look very deteriorated and not reusable. Natl Plmbg Code, Code of MD.	Replace these items prior to adaptive-use of structure.	2	EA	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

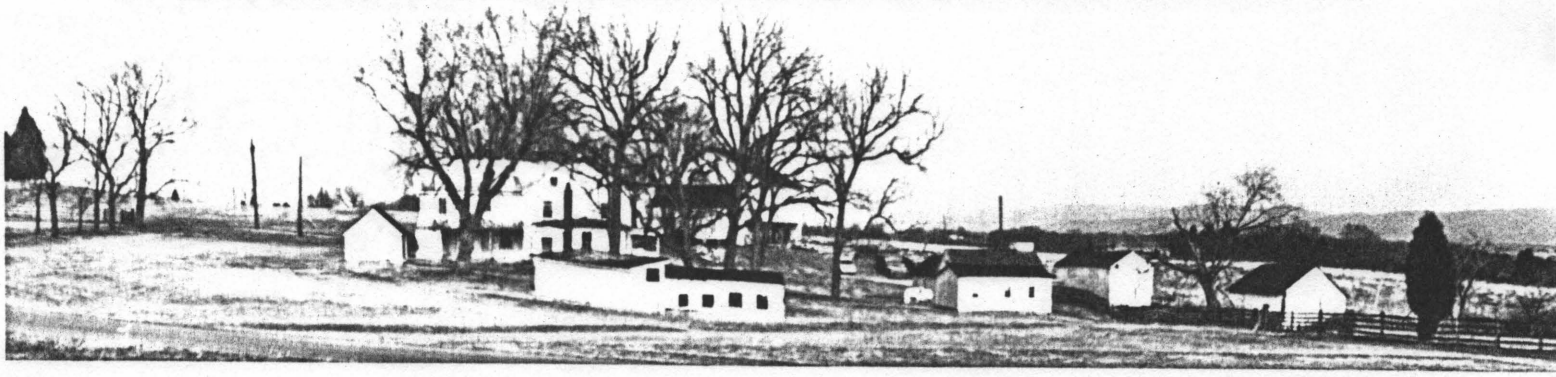
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA FARM HOUSE: Kitchen Addition, 08045C



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

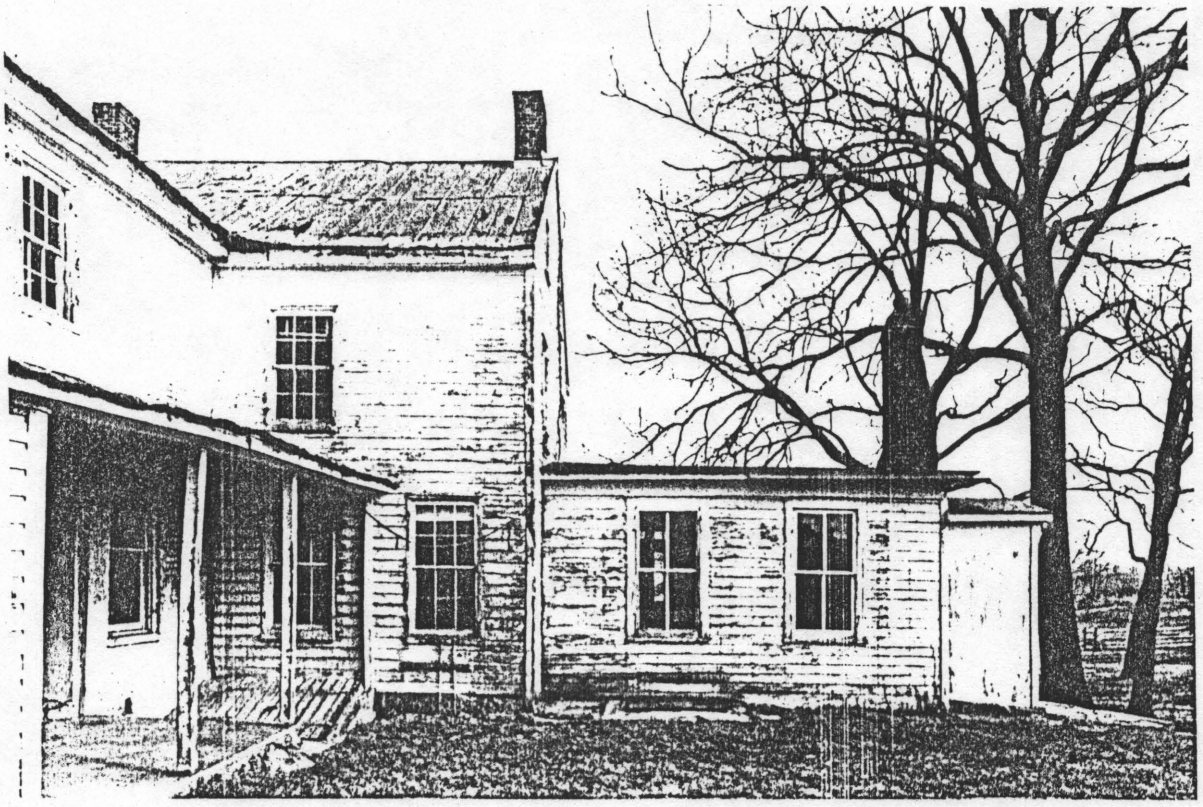
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

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WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

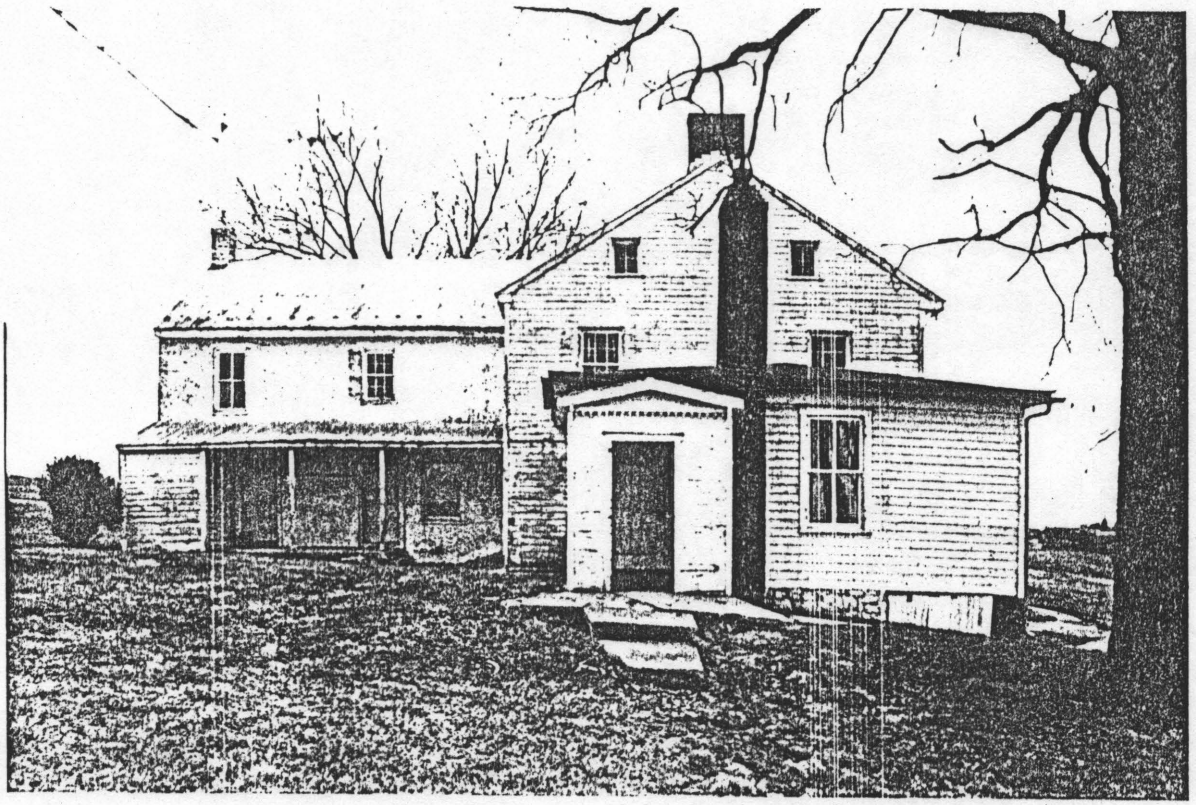
Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



MUMMA FARM HOUSE: Kitchen Addition



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--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: One story frame addition to larger frame house extr german siding, shallow mtl clipped gable roof, 4/4 sash w/ plain trm pedimented mud rm extr entry dr

--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----------

OTHER NAMES: Frame Kitchen Addition

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042C
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IC
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
TOTAL FLOOR AREA: 402 SF
FIRST FLOOR AREA: 374 SF
ADDITIONAL FLOOR AREA: 28 SF
TOTAL BASEMENT AREA: 374 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 374 SF
ROOF AREA: 400 SF
PERIMETER LENGTH: 50 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 4
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

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--EXECUTIVE SUMMARY----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: One story frame addition to larger frame house extr german siding, shallow mtl clipped gable roof, 4/4 sash w/ plain trm pedimented mud rm extr entry dr

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES: Frame Kitchen Addition

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0042
- MANAGEMENT UNIT: ANTI/042C
- BUILDING CONDITION: Poor
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 210
- SF 1166 NUMBER: 3020
- SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IC
- LCS ID NUMBER: 08045
- HOUSING NUMBER: STRUC#0042
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST:
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC Class C Estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
- TOTAL FLOOR AREA: 1206 SF
- FIRST FLOOR AREA: ~~1200 SF~~ 374
- ADDITIONAL FLOOR AREA: ~~0 SF~~ 28
- TOTAL BASEMENT AREA: 238 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: ~~238 SF~~ 374
- ROOF AREA: ~~460 SF~~ 400
- PERIMETER LENGTH: ~~63 LF~~ 50
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 4
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

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--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:
See 08045A

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: STABILIZATION

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

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:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS drawings; plans, elev, sect.	MD950A	1987-88	Library of Congress, Denver Service Center, park

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: MD-950A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. 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: 1890-1930 CONSTRUCTION: Built TEXT: Date of original construction not verified.
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

Kitchen as single/seperate bldg, Level II ICAP procedure.
See explanation at 08045A, General Information Report, same location.

INSPECTION TEAM

DATE OF INSPECTION: 07/06/90

INSPECTION TEAM PERSONNEL:

Christian C Bookter
Exhibits Spec Rest
NPS, WPTC - HFC
205 W. Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: Kitchen, 08045C
TIMES:
INSPECTION: 24 HRS.
REPORT PREPARATION: 4 HRS.

Thomas A Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: Kitchen, 08045C
TIMES:
INSPECTION: 5 HRS.
REPORT PREPARATION: 3 HRS.

Diane Thomas
WPTC Volunteer
NPS, WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045C
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: 4 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 07/13/90
NAME: Bookter, Vitanza, Thomas
ADDRESS: NPS - WPTC
205 W. Potomac Street
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	WD german siding w/5" exposure, 1"x3"	431	SF	TOTAL
	MM UNIT: ANTI/042C	corner bds. Rm 111 NW wall-exterior	0	SF	GOOD
	HISTORIC RATING: 0	plywood. Painted white.	323	SF	FAIR
			108	SF	POOR
	NOTES: Cannot correct improper nailing w/out replacing bds.				
4112	WALLS:WALL STRUCTURE	2x4 ratchet sawn stud framing 18" oc.	1047	SF	TOTAL
	MM UNIT: ANTI/042C	RM 003-rough dressed, coursed, mortared	942	SF	GOOD
	HISTORIC RATING: 0	limestone walls.	0	SF	FAIR
			105	SF	POOR
4113	WALLS:WALL INSULATION	NONE PRESENT			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4116	WALLS:WALL TRIM	Plain frieze bd 1"x10", Plain corner bd.	110	LF	TOTAL
	MM UNIT: ANTI/042C	1"x3.5".	100	LF	GOOD
	HISTORIC RATING: 0		10	LF	FAIR
			0	LF	POOR
4117	WALLS:WALL ORNAMENT	None present			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4141	WINDOWS:WDO FRAME	W121/122 wd 4'x6' frame, W123 2'x6'-as	8	EA	TOTAL
	MM UNIT: ANTI/042C	part of porch wall enclosure framing.	0	EA	GOOD
	HISTORIC RATING: 0	W124 is 32"x31" wd frame, remaining 4	6	EA	FAIR
			2	EA	POOR
	NOTES: wdo's are 3'x6' wd frames.				
4142	WINDOWS:WDO SASH	SE elev: 3ea 3 lite over 2 lite wd sash.	12	EA	TOTAL
	MM UNIT: ANTI/042C	SW elev: 2ea 2 lite wd sash, 1 fixed 2	0	EA	GOOD
	HISTORIC RATING: 0	lite sash, NW elev: 4ea 2 lite wd sash	8	EA	FAIR
			4	EA	POOR
	NOTES: All sash glazing in poor condition.				
4143	WINDOWS:WDO TRIM	SE elev: Qtr rnd. RM111: plain 1"x3" bds	102	LF	TOTAL
	MM UNIT: ANTI/042C	All other: Moulded trim w/ architrave.	0	LF	GOOD
	HISTORIC RATING: 0		78	LF	FAIR
			24	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4144	WINDOWS:WDO GLAZING	Wood sash w/glass panes, mtl. glazing	12	EA	TOTAL
	MM UNIT: ANTI/042C	points, glazing putty.	0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
			12	EA	POOR
4145	WINDOWS:WDO HARDWARE	Mtl shutter hinge pintels, mtl turn-	28	EA	TOTAL
	MM UNIT: ANTI/042C	buckles (to fasten wd storm wdos)	19	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
			9	EA	POOR
4146	WINDOWS:WDO LINTEL	NONE FOUND.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4147	WINDOWS:WDO SILL	1ea 28.5"x1.75", 4ea 42"x1.75" w/drip	7	EA	TOTAL
	MM UNIT: ANTI/042C	edge, 2ea w/rnd ext. edge-1.75"x22"	0	EA	GOOD
	HISTORIC RATING: 0		5	EA	FAIR
			2	EA	POOR
4148	WINDOWS:WDO STORM/SCRN	2ea wood framed glass paneled wdo storm.	2	EA	TOTAL
	MM UNIT: ANTI/042C		0	EA	GOOD
	HISTORIC RATING: 0		2	EA	FAIR
			0	EA	POOR
4149	WINDOWS:WDO SHUTTERS		8	EA	TOTAL
	MM UNIT: ANTI/042C		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
			8	EA	POOR
4151	DOORS:DOOR FRAME	RM112-D121: 8'4" 2x4 w/2x4 header &	4	EA	TOTAL
	MM UNIT: ANTI/042C	transom above, D119: 2x4 frame, D122:	3	EA	GOOD
	HISTORIC RATING: 0	2x4 frame. No door @ D123, D121: (porch	1	EA	FAIR
			0	EA	POOR
	NOTES: enclosure) frame toenailed to porch floor bds. Nails broken/ frame loose.				
4152	DOORS:DOOR	D121: wd panel dr w/ 8 lite glass panel.	3	EA	TOTAL
	MM UNIT: ANTI/042C	D119: wd panel dr w/single pane glass	0	EA	GOOD
	HISTORIC RATING: 0	panel. D122: raised panel-wood.	2	EA	FAIR
			1	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4153	DOORS:DOOR TRIM	D123: 1"x3.5" plain bd w/architrave,	53	LF	TOTAL
	MM UNIT: ANTI/042C	3/4"x5" decorative moulding @ D119 &	0	LF	GOOD
	HISTORIC RATING: 0	D122	53	LF	FAIR
			0	LF	POOR
4154	DOORS:DOOR GLAZING	D119: single glass pane, 25"x38" held in	2	EA	TOTAL
	MM UNIT: ANTI/042C	place w/wd moulding, D121: 8 lite panel-	1	EA	GOOD
	HISTORIC RATING: 0	22.5"x56".	0	EA	FAIR
			1	EA	POOR
4155	DOORS:DOOR HARDWARE	D121: 2ea exterior mtd self closing	16	EA	TOTAL
	MM UNIT: ANTI/042C	hinges, int mtd hook & eye latch. D119:	0	EA	GOOD
	HISTORIC RATING: 0	2ea 3.5" butt hinges, 1 mtldoorknob	8	EA	FAIR
			8	EA	POOR
	NOTES: escutcheon, imtl keyhole escutcheon, 2ea white porc. drknbs, keyed box rimlock w/int mtd catch. D122: same as 121 but w/				
4157	DOORS:DOOR SILL	D119/122: 2"x43"+- wood sill w/int. wd	2	EA	TOTAL
	MM UNIT: ANTI/042C	threshold strip. D121: no sill but has	1	EA	GOOD
	HISTORIC RATING: 0	wd mthreshold strip.	1	EA	FAIR
			0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	Aluminum storm door w/ glass panels,	1	EA	TOTAL
	MM UNIT: ANTI/042C	continous hinge-not in place, leaning	0	EA	GOOD
	HISTORIC RATING: 0	against wall Rm111.	0	EA	FAIR
			1	EA	POOR
4161	FINISHES:COATINGS	White paint over wood substrate.	599	SF	TOTAL
	MM UNIT: ANTI/042C		0	SF	GOOD
	HISTORIC RATING: 0		99	SF	FAIR
			500	SF	POOR
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	SE elev: stair tread, stringers, &	92	SF	TOTAL
	MM UNIT: ANTI/042C	kick plate-painted surfaces. SW elev:	14	SF	GOOD
	HISTORIC RATING: 0	CIP conc apron w/2ea steps, trowel finis	0	SF	FAIR
			78	SF	POOR
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	SE elev: 5ea wd stair tread 2"x11"x86"	92	SF	TOTAL
	MM UNIT: ANTI/042C	w/1" ovhng, wd kick plates 1"x6.5"x84",	14	SF	GOOD
	HISTORIC RATING: 0	wd stringers 2"x12"x5'. SW elev: 12'x3.'	0	SF	FAIR
			78	SF	POOR
	NOTES: xrndm thickness CIP conc w/ sloped wedge shaped steps.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	9x9"x1/8" vinyl tile-grey & white	314	SF	TOTAL
	MM UNIT: ANTI/042C	alternating pattern-applied over 15 lb	0	SF	GOOD
	HISTORIC RATING: 0	felt roofing, Rms 109/110 tile, Rm111	232	SF	FAIR
			82	SF	POOR
	NOTES: sheet linoleum on conc. Rm 112- 3" t&g wood strip flooring, painted.				
4212	FLOORS:FLOOR DECKING	3.5"x1" t&g wd strip flring.	348	SF	TOTAL
	MM UNIT: ANTI/042C		288	SF	GOOD
	HISTORIC RATING: 0		60	SF	FAIR
			0	SF	POOR
	NOTES: Floor decking inspected fm crawl space area under floor system.				
4213	FLOORS:FLOOR STRUCTURE	2x8 joists 16 oc,joists span fm fdn wall	348	SF	TOTAL
	MM UNIT: ANTI/042C	to wall appx 12' w/no central support.	286	SF	GOOD
	HISTORIC RATING: 0	1/2 of floor area is framed into mid-	22	SF	FAIR
			40	SF	POOR
	NOTES: span header so joist span is appx 7'- header is not supported on piers-rm 109 only. Other areas seperately framed.				
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4221	WALLS:WALL SURFACE	Rm 109/110: wall paper, Rm111: 3"t&g	1210	SF	TOTAL
	MM UNIT: ANTI/042C	wd strip horizontal siding,Rm112 NE,NW,	0	SF	GOOD
	HISTORIC RATING: 0	SW walls exposed 5" german lap siding,	450	SF	FAIR
			760	SF	POOR
	NOTES: SE wall glass wdo wall, t&g infill panel. Architectural investigation has led areas of plaster & lathe removal areas will				
4222	WALLS:WALL STRUCTURE	Rm109/110: plaster on wd lathe over wd	1210	SF	TOTAL
	MM UNIT: ANTI/042C	framing,2x4 ratchet sawn studs 16"oc.	0	SF	GOOD
	HISTORIC RATING: 0	Rm 111 3.5" t&g ,	454	SF	FAIR
			756	SF	POOR
	NOTES: NE wall rm 109 is 1x3" wd nailers over siding of frame house. wall structure not invest. @ this time for rm 111/112				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4223	WALLS:WALL TRIM	8" wd bsbd w/profile & 3/4" qtr rnd @	84	LF	TOTAL
	MM UNIT: ANTI/042C	all walls rms 109/110. Rm112- qtr rnd	84	LF	GOOD
	HISTORIC RATING: 0	only.	0	LF	FAIR
			0	LF	POOR
	NOTES: Bsbd not pulled for inspection-visually appears in good shape on exposed surfaces.				
4231	CEILINGS:CLG SURFACE	Clg paper over plaster over wood lathe	348	SF	TOTAL
	MM UNIT: ANTI/042C	over clg joists, 1/4- 1/2" thinset	0	SF	GOOD
	HISTORIC RATING: 0	plaster used for clgs.	82	SF	FAIR
			266	SF	POOR
	NOTES: Clg is in very poor cond due to previous leaks fm roof. Lathe & joists appear to be ok, RM 111/112 t&g dbl beaded				
4232	CEILINGS:CLG STRUCTURE	2x8 ratchet sawn joists on 2' oc, wood	348	SF	TOTAL
	MM UNIT: ANTI/042C	lathe nailed over joists-rm109. Joistsn	0	SF	GOOD
	HISTORIC RATING: 4	span 12'-6". Rm 110/112 framed extension	348	SF	FAIR
	REVISION DATE: 09/04/90		0	SF	POOR
	NOTES: fm kitchen 18-24"oc. Rm 111 not inspected @ this time, most likely wood joists @ 18"oc.				
4233	CEILINGS:CLG TRIM	RM109 and 110 none; RM111 has 1X1 edge	50	SF	TOTAL
	MM UNIT: ANTI/042C	bd @ walls, RM112 (porch) has 3/4" qtr	45	SF	GOOD
	HISTORIC RATING: 4	round @ junction w/ walls.	0	SF	FAIR
	REVISION DATE: 09/04/90		5	SF	POOR
4241	WINDOWS:WINDOW FRAME	W108 (ext wdo o42B)	9	EA	TOTAL
	MM UNIT: ANTI/042C	see also 4141-042C	8	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
			1	EA	POOR
4242	WINDOWS:WINDOW SASH	See also 4142(w108 to be assessed in	12	EA	TOTAL
	MM UNIT: ANTI/042C	042B)	0	EA	GOOD
	HISTORIC RATING: 0		8	EA	FAIR
			4	EA	POOR
4243	WINDOWS:WINDOW TRIM	W117/118/119/120: 3/4" x 4 3/4" moulded	30	LF	TOTAL
	MM UNIT: ANTI/042C	trim w/1"x 5" sq bulls eye @ top, 1/2"	30	LF	GOOD
	HISTORIC RATING: 0	x3/4" sq inside stp, 3/4"x3.5" wdo stool	0	LF	FAIR
			0	LF	POOR
	NOTES: W124:1"x3 1/4" plain mitered trim bds w/1"x3" rnd nosed stool.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4244	WINDOWS:WINDOW GLAZING	Externally glazed wdo's... See 4144.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4245	WINDOWS:WINDOW HARDWARE	W117/118/119/120: 2ea weights, pulleys,	23	EA	TOTAL
	MM UNIT: ANTI/042C	sash cords, 1 mtg rail mtd latch per wdo	10	EA	GOOD
	HISTORIC RATING: 0	W121/122/123: 3ea sfc mtd 2.5"x1 3/4"	0	EA	FAIR
			13	EA	POOR
	NOTES: hinges,6ea sfc mtd 2"x1.5" hinges,2ea cabinet type latches mtd on lower rail &stile of sash.				
4253	DOORS:DOOR TRIM	Rm111: 1x1 edge bd @ walls. Rm112: 3/4"	50	LF	TOTAL
	MM UNIT: ANTI/042C	qtr rnd @ junction w/ walls.	45	LF	GOOD
	HISTORIC RATING: 0		0	LF	FAIR
			5	LF	POOR
4261	FINISHES:COATINGS	Rm 109/110: Wd trim & sash-multi layers	262	SF	TOTAL
	MM UNIT: ANTI/042C	paint w/ white as last coating. Rm 112:	0	SF	GOOD
	HISTORIC RATING: 0	german lap siding painted white, beaded	262	SF	FAIR
	REVISION DATE: 07/16/90		0	SF	POOR
	NOTES: t&g clg painted pale blue, wd t&g flooring painted grey, porch enclosure wall painted white. Rm111:walls white,clg blue.				
4262	FINISHES:COVERINGS	Rm 109: Clg & walls multi layers wall	950	SF	TOTAL
	MM UNIT: ANTI/042C	paper w/beige,brn,blk,orange floral	268	SF	GOOD
	HISTORIC RATING: 0	pattern as last cover. Rm 110: multi	0	SF	FAIR
	REVISION DATE: 07/16/90		682	SF	POOR
	NOTES: layers wall paper w/blue snowflake pattern as last covering, Floors: 9x9" vinyl marbeled gray & white tiles, Rm 111: conc				
4280	FIREPLACES:INT FIREPLACE	1ea 6" thru wall clay tile stove pipe	1	EA	TOTAL
	MM UNIT: ANTI/042C	thimble- See also 4433.	1	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 07/16/90		0	EA	POOR
	NOTES: Do not attempt to use- clean & inspect flue liner.				
4281	FIREPLACES:MANTEL	none in this section of the house			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
	REVISION DATE: 08/17/90				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4283	FIREPLACES:DAMPER	None.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 4				
	REVISION DATE: 09/04/90				
ROOF					
4311	SYSTEM:ROOF SURFACE	R111:corrugated mtl panels w/ prefab	5	SQ	TOTAL
	MM UNIT: ANTI/042C	roof comb @ peak, salvaged asphalt roll	0	SQ	GOOD
	HISTORIC RATING: 1	roofing w/17" exposure, galv. mtl drip	0	SQ	FAIR
			5	SQ	POOR
	NOTES: edge @ exposed perimeter edges				
4312	SYSTEM:ROOF SHEATHING	Kitchen: 1/2inch extr grade plywood	460	SF	TOTAL
	MM UNIT: ANTI/042C	R111: 3/4"X 5" T&G boards	0	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
			460	SF	POOR
	NOTES: Unable to determine condition of plywood sheathing, re-evaluate when stripping roll roofing.				
4313	SYSTEM:ROOF STRUCTURE	8ea: 12'X 2"X 4" circular sawn rafters @	460	SF	TOTAL
	MM UNIT: ANTI/042C	24"OC w/ 2"X 4" ridge bd; 2"X 7.5" rough	0	SF	GOOD
	HISTORIC RATING: 1	sawn rafter chords. 2"X 4" ridge bd @..	460	SF	FAIR
			0	SF	POOR
	NOTES: clipped gable roof @ SW end. Rafters have approx. 2' 2"X4"s scabbed at peak end.				
4314	SYSTEM:ROOF INSULATION	None found.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4315	SYSTEM:ROOF CORNICE	None, see 4316.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 0				
4316	SYSTEM:ROOF EAVES	Gutter board, soffit and frieze board	66	LF	TOTAL
	MM UNIT: ANTI/042C	with 10 inch overhang.	51	LF	GOOD
	HISTORIC RATING: 0		15	LF	FAIR
			0	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4322	OPENINGS:ROOF VENTILATION MM UNIT: HISTORIC RATING:	Not inspected			
4340	FLASHING:ROOF FLASHING MM UNIT: ANTI/042C HISTORIC RATING: 4	Galvanized 16 gage metal counter and step flashing at junction of roof and frame wall of house.	24 0 24 0	LF LF LF LF	TOTAL GOOD FAIR POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT MM UNIT: ANTI/042C HISTORIC RATING: 4	4 inch diam. half-round galvnzd gutter w/ 3 inch diam plain round downspout.	58 0 40 18	LF LF LF LF	TOTAL GOOD FAIR POOR
4360	FINISHES:ROOF FINISH MM UNIT: ANTI/042C HISTORIC RATING: 4	R111: gray/silver paint over metal roof.	8 0 0 8	SF SF SF SF	TOTAL GOOD FAIR POOR
FOUNDATION					
4411	WALLS:FDN WALL SURFACE MM UNIT: ANTI/042C HISTORIC RATING: 1	Rough dressed pointed stone FDN walls butt against stone FDN wall of frame house.	12 12 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Only 12 SF exposed @ SW elev, actual quantity greater. Recently repointed and whitewashed.				
4412	WALLS:FDN WALL STRUCTURE MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	3 FND walls around perimeter of kitchen walls, (rm109),rm 110 & 112 set on brick pins @Nt side. Stone walls appx 18" thk,	80 80 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: brick pins 18"x18"x32". Not known if stone FDN walls laid on footings.				
4413	WALLS:FDN VENTILATION MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	None.			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4430	CHIMNEYS:CHIMNEY	Brick chimney with rotating vent cap	1	EA	TOTAL
	MM UNIT: ANTI/042C	18' high X 2' X 19".	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 09/04/90		1	EA	POOR
4432	CHIMNEYS:CHIMNEY STRUCTURE	2' X 18" red brick common bond chimney,	21	LF	TOTAL
	MM UNIT: ANTI/042C	brick laid on above ground concrete FDN.	19	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 09/04/90		2	LF	POOR
4433	CHIMNEYS:FLUE/STACK	Unable to determine.			
	MM UNIT: ANTI/042C				
	HISTORIC RATING: 4				
	REVISION DATE: 09/04/90				
4434	CHIMNEYS:CHIMNEY CAP	Galv MH rotating vent cap/	1	EA	TOTAL
	MM UNIT: ANTI/042C		0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
	REVISION DATE: 09/04/90		0	EA	POOR
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	2' interior walls rm:110: Built in 1"X	2	EA	TOTAL
	MM UNIT: ANTI/042C	11" shelves w/1" X 2" vent. supports.	2	EA	GOOD
	HISTORIC RATING: 4	Painted white.	0	EA	FAIR
	REVISION DATE: 09/04/90		0	EA	POOR
UTILITY SYSTEMS					
4610	PLUMBING:PLUMBING SYSTEM	White enameled cast iron sink w/chrome	1	EA	TOTAL
	MM UNIT: ANTI/042C	fixtures & metal cabinet.	0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
	REVISION DATE: 09/04/90		0	EA	POOR
4611	PLUMBING:SUPPLY PIPE NET	1" galvanized pipe w/threaded conects.			
	MM UNIT: ANTI/042C	1 ea. cold H20 & 1ea. hot H20 supply			
	HISTORIC RATING: 4	pipe.			
	REVISION DATE: 09/04/90				

NOTES: System not in use, unable to determine condition exact.

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4612	PLUMBING:WASTE PIPE NET MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	2 1/2" galvanized steel pipe. NOTES: System not in use, unable to determine exact condition. poor.			
4613	PLUMBING:PLMB FIXTURES MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	See 4610: White enameled CI sink w/chrm. drain faucets & white painted ~~MR~~ cabinet. metal metal	1 0 1 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4614	PLUMBING:PLMB EQUIPMENT MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	Ext. cistern: 35.5" rnd MH lined set in CIP concrete metal	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: HISTORIC RATING:	Not inspected			
4618	PLUMBING:WATER TREAT SYS MM UNIT: HISTORIC RATING:	Not inspected water softening to west of kitchen add			
4630	ELECTRICAL:ELECTRICAL SYS MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	~~1 system breaker box-to-220 outlet~~ ~~Light, switches & outlets wired from~~ ~~frame house~~	2 0 0 2	EA EA EA EA	TOTAL GOOD FAIR POOR
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	See 4631(042B and D (111S Board D			
4632	ELECTRICAL:MAIN DIST PNL MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	See 4632:042B and

NOTES: Rm111 - 2 glass type 20 amp fuses on porcelin base w/2 cut off switches.

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4634	ELECTRICAL:WIRING NETWORK	~~Rubber insul. woven fabric sheathed copper wire.~~ NOT AFFECTED (unaffecting)	2	EA	TOTAL
	MM UNIT: ANTI/042C		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 09/04/90		2	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	Rm 109: 1 ea fixture w/3 ea. floresent	4	EA	TOTAL
	MM UNIT: ANTI/042C	bulbs, rm 110: metal incandesent pull	3	EA	GOOD
	HISTORIC RATING: 4	chain type fixture. Rm111: porcelin	0	EA	FAIR
	REVISION DATE: 09/04/90		1	EA	POOR
	NOTES: incandescent pull chain type fixture. Ext corner NE, SW, metal incandescent.				
4652	HVAC:HVAC EQUIPMENT	~~Not inspected~~ NOT AFFECTED BY ADDITION			
	MM UNIT:				
	HISTORIC RATING:				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4733	FIRE DETECTION:FD DETECTOR	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4743	SMOKE CONTROL:DEVICE/EQPT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4757	FIRE SUPPRESSION:EXTINGUISHERS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4761	SEISMIC:STRUCTURAL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: HISTORIC RATING:	Not inspected			
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: ANTI/042C HISTORIC RATING: 4 REVISION DATE: 09/04/90	House built on sloped grass lawn, see site plans.	300 215 0 85	SF SF SF SF	TOTAL GOOD FAIR POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4913	SITE FEATURES:VEGETATION	1 large (24" DBH) walnut tree 13' from	105	SF	TOTAL
	MM UNIT: ANTI/042C	house @ SW elev.	0	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 09/04/90		105	SF	POOR
4914	SITE FEATURES:WALKWAY/PATIO	Fm D123 2'wide narrowing to 18" w X 72'	355	SF	TOTAL
	MM UNIT: ANTI/042C	CIP conc walkway to springhouse, w/latt-	71	SF	GOOD
	HISTORIC RATING: 4	eral branch 85' to Nt elev driveway-	213	SF	FAIR
	REVISION DATE: 09/04/90		71	SF	POOR

NOTES: 84 sq' apron @ landing of steps @ rm110. Thickness varies 2" to 6".

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Paint worn,eroded, bds weathering, bds improperly nailed w/nail hds expsd & rusting. Minor splitting.	Prepare surface area, prime, repaint.	323	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Bds. rotting, metal patches over holes in siding.	Replace mtl patches w/wd repairs, repair/replace rotted bds after site grade/drainage corrected.	108	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	Sill plate & lower 2-4" wall studs deteriorated @ NE elev.	Repair/replace det wood.	105	SF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Lower 12" of corner bds show weathering, splitting.	Prepare surface area, repair severly deteriorated bd ends, prime & repaint.	10	LF	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Paint system failure, wd weathering.	Prepare surface area & prime & repaint if bldg to be saved.	6	EA	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Lower 2-4" verticle members deteriorated.	Repair/replace det. elements.	2	EA	$ 0 0 0 ======= $ 0
+2	WINDOWS WDO SASH PRIORITY: SERIOUS CONDITION: FAIR	Paint system failing wd weathg seperation @ rails & stiles but wd intact.	After wdo reglazed & surfaces have been prepd, prime & repaint.	8	EA	$ 0 0 0 =======

SOURCE: $ 0

RATING: 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
			EXTERIOR ENVELOPE			
4142	WINDOWS WDO SASH PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	WD extremely weathered, wd rotted @ meeting rails & bottom rails.	Replace rotted elements w/ new	4	EA	$ 0 0 0 ======= $ 0
4143	WINDOWS WDO TRIM PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Paint system failure, wood weathering.	Remove loose paint, prime, repaint.	78	LF	$ 0 0 0 ======= $ 0
4143	WINDOWS WDO TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Extreme weathering, wd split, lower verticle members deteriorated.	Replace deteriorated bds.	24	LF	$ 0 0 0 ======= $ 0
4144	WINDOWS WDO GLAZING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Glazing cracked & crumbling, 2ea smallerpanes to fit one opening @ SW elev, 2 panes missing, 1ea pane cracked, Wdo's not back puttied.	Replace 2 smaller pane w/1 that fits, replace broken &/or missing panes, back putty all glass, reglaze w/linseed oil based putty. See 042A-4144.	12	EA	$ 0 0 0 ======= $ 0
4145	WINDOWS WDO HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	1ea broken pintel, 8ea missing pintels.	If shutters to be used: replace in kind missing shutt.	9	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Paint cracked & peeling, wood weathering.	Prepare surface area & repaint	5	EA	$ 0 0 0 ======= $ 0
.47	WINDOWS WDO SILL PRIORITY: CRITICAL CONDITION: POOR	Replace severely warped & det. wood w/new.	Replace severely warped & deteriorated w/new.	2	EA	$ 0 0 0 =======

SOURCE:

RATING: 0

$ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE					
4148 WINDOWS WDO STORM/SCRN PRIORITY: MINOR CONDITION: FAIR SOURCE: \ RATING: 0	Paint eroded, glazing cracked & crumbling.	Prepare surface area, prime, reglaze w/linseed oil based putty, repaint.	2	EA	$ 0 0 0 ======= $ 0
4149 WINDOWS WDO SHUTTERS PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 0	Shutters missing.	*See 042A/4149-match stored shutters to opening & re-evaluate.	8	EA	$ 0 0 0 ======= $ 0
4151 DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Frame loose @ floor (D121) nails broken/rusted.	Renail frame to floor bds/ frame to stiffen enclosure wall.	1	EA	$ 0 0 0 ======= $ 0
4152 DOORS DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Paint alligatoring, cracking, peeling.	Remove extng layers of paint, prime & repaint. Color to be based on result of paint analysis.	2	EA	$ 0 0 0 ======= $ 0
4152 DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Same as above but w/more severity-wood weathering, glass panes missing, seperation @rails % stiles.	Replace missing glass/glazing, secure frame to flr members, glue/clamp bottom rails & stiles.	1	EA	$ 0 0 0 ======= $ 0
4153 DOORS DOOR TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Paint system worn, cracked all surfaces. D122 extremely soiled w/bird manure.	Clean & prepare surfaces & repaint pending result of paint analysis.	53	LF	$ 0 0 0 ======= $ 0
.154 DOORS DOOR GLAZING PRIORITY: SERIOUS CONDITION: POOR	8 ea glass panes missing.	Prime putty bead & coat w/ linseed oil, replace missing (8ea 10"x13") glass panes-reglaze w/back putty method.	1	EA	$ 0 0 0 =======

SOURCE:
RATING: 0

$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Mtl pcs rusting.	Dissassembel & wire brush/ sand blast mtl pcs. Coat w/ penetrol, repaint finished pcs.	8	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	D121: Springs broken on self-closing hinges. D122: drknb escutcheon loose, drknb shaft bent.	Secure dknb escutcheon w/wd screws. Replace bent shaft. Replace springs or hinges @ D121. ADDITIONAL HARDWARE WILL HAVE TO BE INTRODUCED TO SECURE BLDG.	8	EA	$ 0 0 0 ======= $ 0
4157	DOORS DOOR SILL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	D122: wood worn fm use. Paint worn away.	Prepare surface (remove cracked loose paint) prime & repaint wod sill.	1	EA	$ 0 0 0 ======= $ 0
4158	DOORS DOOR STORM/SCRN PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 0	Door removed fm opening. Broken latch mtd @ D123 frame.	Rehang door-replace broken latch & missing pneumatic closer.	1	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 0	Soffit & frieze bd: paint chalking. Nail heads rusting thru panel.	Clean & prepare surfaces, prime exposed wood, repaint. See also POOR Rec.	99	SF	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	Same as fair def. but w/more severity: paint cracked & peeling-wood weathering.	Remove loose paint, prime exposed wood & repaint.	500	SF	$ 0 0 0 ======= $ 0
.71	STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: SERIOUS CONDITION: POOR	Paint extremely worn, cracked, peeling, wood severely weathered. Conc apron surface eroded to expose aggregate,	After other work completed (see 4173) prime & repaint surfaces. Recast conc. apron.	78	SF	$ 0 0 0 =======

SOURCE:	crazing, structural cracks.	$ 0
RATING: 0		

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4173	STAIRS/RAMPS	SW elev conc apron cracked,	SW elev: saw damaged portions	78	SF	$ 0
	STAIR/RAMP STRUCTURE	w/missing portions, asphalt	of apron free fm Rm111 floor,			0
	PRIORITY: SERIOUS	patch. SE elev: treads	recast apron. SE elev: replace			0
	CONDITION: POOR	deteriorating. Stringers show	stringers & tread w/cca treat-			=======
	SOURCE:	areas of punky wood.	ed lumber.			$ 0
	RATING: 0					
INTERIOR ENVELOPE						
4211	FLOORS	Slight uneveness in surface &	None @ this time.	232	SF	$ 0
	FLOOR SURFACE	seperation @ joints-some				0
	PRIORITY: MINOR	curling @ edges, otherwise in				0
	CONDITION: FAIR	good shape.				=======
	SOURCE:					$ 0
	RATING: 0					
.1	FLOORS	Rm 111 sheet linoleum badly	None @ this time.	82	SF	$ 0
	FLOOR SURFACE	worn. Rm 112-paint surface				0
	PRIORITY: MINOR	worn in traffic areas & edges.				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4212	FLOORS	Porch floor (RM112) rotted @	No work @ this time. Repair	60	SF	$ 0
	FLOOR DECKING	exposed outer edges.	flooring if porch is rehabed.			0
	PRIORITY: MINOR	60 sq ft total area-about 10%				0
	CONDITION: FAIR	rotted.....				=======
	SOURCE:					$ 0
	RATING: 0					
4213	FLOORS	Rm 111-conc slab on grade w/	No work @ this time.	22	SF	$ 0
	FLOOR STRUCTURE	structural cracking.				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 0					
4213	FLOORS	4ea joist ends @ N corner of	Stabilize floor joist ends by	40	SF	$ 0
	FLOOR STRUCTURE	rm 109 are rotted @ masonry	making perm. repairs-replace			0
	PRIORITY: SERIOUS	fdn wall. Joists have too	rotted sill plates. Install			0
	CONDITION: POOR	great unsupported span in	pier supports @ mid span			=======
	SOURCE:	Rm 109, floor sag evident.	locations.			$ 0
	RATING: 0					

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4221	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Rm111/112: Painted wood siding w/minor surface defects	No work @ this time.	450	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Rm109-110: wall paper loose & falling off walls.	Remove all loose wall paper; save samples for documentatio.	760	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Settling of ext walls-see 4213	No work @ this time. Sill plates damaged/wall studs damaged.	454	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	RMS109/110 H2O damage to most plaster & wall framing in some areas.	No further work @ this time other than removal of loose plaster-poss repairs to wall framing system.	756	SF	$ 0 0 0 ======= $ 0
4231	CEILINGS CLG SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	T&g clgs have minor wear & tear, missing bds, pcs split, etc.	NO WORK @ THIS TIME.	82	SF	$ 0 0 0 ======= $ 0
4231	CEILINGS CLG SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Loss of clg paper due to h2o damage, plaster no longer keyed to lathe in most areas, sagging, stained etc.	Remove all loose plaster fm lathe-save wall paper samples and plaster samples fm all locations. (Plaster may come down on its own).	266	SF	$ 0 0 0 ======= $ 0
4232	CEILINGS CLG STRUCTURE PRIORITY: MINOR CONDITION: FAIR	Poss. h2o damage fm leaking roof @ exterior perimeters.	Inspect joists when clg has been removed. No other work @ this time.	348	SF	$ 0 0 0 =======

SOURCE:
RATING: 4

$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4233	CEILINGS	RM112: approx 5' qtr rnd	No work at this time.	5	SF	$ 0
	CLG TRIM	cracked/deteriorated from				0
	PRIORITY: MINOR	earlier water damage.				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4241	WINDOWS	Wd deterioration lower 4-6"	To be assessed in 042B/4141	1	EA	$ 0
	WINDOW FRAME	vert. members(w108)				0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4242	WINDOWS	SEE 4142	See 4142	8	EA	$ 0
	WINDOW SASH					0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 0					
4242	WINDOWS	See 4142	See 4142	4	EA	$ 0
	WINDOW SASH					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4245	WINDOWS	W122 latch catch miss.,W117/	Replace missing hdwr to	13	EA	$ 0
	WINDOW HARDWARE	118/119/120: mtg rail mtd	provide security for bldg &			0
	PRIORITY: SERIOUS	latches dysf., sash not alignd	facillitate opening/closing			0
	CONDITION: POOR	2 latches w/miss. parts,sash	sash.			=======
	SOURCE:	cords missing-unable to determ				$ 0
	RATING: 0					
4253	DOORS	Rm112: appx 5' qtr rnd cracke/	No work @ this time.	5	LF	$ 0
	DOOR TRIM	deteriorated fm earlier h2o				0
	PRIORITY: MINOR	damage.				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4261	FINISHES	Paint chipped in areas.	No work @ this time.	262	SF	$ 0
	COATINGS					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======

SOURCE: $ 0

RATING: 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4262	FINISHES COVERINGS PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 0	Wall paper damaged & peeling due to leaking roof. Linoleum flr covering worn in traffic areas.	Save tile, linoleum, & paper samples for documentation.	682	SF	$ 0 0 0 ======= $ 0
ROOF						
4311	SYSTEM ROOF SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	Corr. mtl rf rusted thru @ chim; surface rust showg thru out. Asphalt rfg eroded thru agg surface, edges cracked and broken, nail heads exposed	solder patches on mtl roof; prepare surface and repaint Remove and replace asphalt rool roofing w/ new similar material	5	SQ	$ 0 0 0 ======= $ 0
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	T&G boards @ R111 show water staining and are punky.	Replace deteriorated sheathing over R111.	460	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	Pieces scabbed onto ends of rafters are structurally unsound.	Make structural repairs as needed.	460	SF	$ 0 0 0 ======= $ 0
4316	SYSTEM ROOF EAVES PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	Soffit board approx 8 ft. split @ NW elevation; water damaged at SE elevation.	Repair split and rotted boards	15	LF	$ 0 0 0 ======= $ 0
4340	FLASHING ROOF FLASHING PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Metal flashing is deteriorat'g rusted areas visible.	Coat rusted areas w/ sealer product like Penetrol; prep areas prior to painting.	24	LF	$ 0 0 0 ======= $ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
ROOF					
4351 DRAINAGE GUTTER/DOWNSPOUT PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	SE elev: end cap & joints leaking, water trapped in gutr SW elev: water getting into bldg @ chim end cap & joints are leaking.	Add more gutter brackets to realign gutter and resolder all joints.	40	LF	$ 0 0 0 ======= $ 0
4351 DRAINAGE GUTTER/DOWNSPOUT PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Gutter and downspout are missing at NW elevation.	Replace missing elements. Make sure ground discharge is away from structure.	18	LF	$ 0 0 0 ======= $ 0
4360 FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	See # 4311. Areas of rust; some areas rusted through; paint worn, eroded, chipped.	See also 4311: After patching holes, prepare surface areas and repaint.	8	SF	$ 0 0 0 ======= $ 0
FOUNDATION					
4430 CHIMNEYS CHIMNEY PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Chimney filled w/ceosote, veg 2' animal debris.	Chimney must be cleaned and inspected before use.	1	EA	$ 0 0 0 ======= $ 0
4432 CHIMNEYS CHIMNEY STRUCTURE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	Concrete pad spalling, delaminating.	Scale/chip concrete surface to sound material, parge 1/4" to 1/2" coats to org. dimension.	2	LF	$ 0 0 0 ======= $ 0
4434 CHIMNEYS CHIMNEY CAP PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Does not freely rotate.	Remove overhanging tree branch and lubricate as necessary.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
			UTILITY SYSTEMS			
4610	PLUMBING	MH cabinet shows area of rust.	Sand rust areas to bare metal,	1	EA	$ 0
	PLUMBING SYSTEM		prime and repaint.			0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 4					
4613	PLUMBING	MH cabinet shows area of rust.	Sand rust areas to bare MH,	1	EA	$ 0
	PLMB FIXTURES		prime and repaint.			0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 4					
4614	PLUMBING	MH. extremely corroded, conc.	No work at this time.	1	EA	$ 0
	PLMB EQUIPMENT	has large structual cracks.				0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4630	ELECTRICAL		Does not conform to NEC, do	2	EA	$ 0
	ELECTRICAL SYS		not attempt to use.			0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4634	ELECTRICAL	Does not conform to NEC. Do		2	EA	$ 0
	WIRING NETWORK	not attempt to use.				0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4636	ELECTRICAL	Exposed wiring w/cracked brkn	Does not conform to NEC, do	1	EA	$ 0
	LIGHT FIXTURES	insulation @ metal fixure	not attempt to use.			0
	PRIORITY: CRITICAL	(exterior fixture @ Nt-SW)				0
	CONDITION: POOR	corner.				=======
	SOURCE:					$ 0
	RATING: 4					

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MUMMA FARM HOUSE: KITCHEN ADDITION
08045C
ANTIETAM NATIONAL BATTLEFIELD

DIVISION	CRITICAL FAIR	CRITICAL POOR	SERIOUS FAIR	SERIOUS POOR	MINOR FAIR	MINOR POOR	SUBTOTAL
EXTERIOR ENVELOPE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
INTERIOR ENVELOPE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
ROOF	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FOUNDATION	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
RNISHINGS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
UTILITY SYSTEMS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Plumbing	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Electrical	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
HVAC	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Conveyance	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FIRE/LIFE/HEALTH SAFETY	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Fire/Life Safety	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Handicapped Accessiblity	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Public Health	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
GENERAL BUILDING/SITE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
SUBTOTAL	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	
TOTALS	$ 0		$ 0		$ 0		$ 0

MUMMA FARM HOUSE: KITCHEN ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 0	Sill plate & lower 2-4" wall studs deteriorated @ NE elev.	Repair/replace det wood.	105	SF	$ 0 0 0 ======= $ 0
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: RATING: 0	WD extremely weathered, wd rotted @ meeting rails & bottom rails.	Replace rotted elements w/ new	4	EA	$ 0 0 0 ======= $ 0
47	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: POOR SOURCE: RATING: 0	Replace severely warped & det. wood w/new.	Replace severely warped & deteriorated w/new.	2	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 0	Same as fair def. but w/more severity: paint cracked & peeling-wood weathering.	Remove loose paint, prime exposed wood & repaint.	500	SF	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: RATING: 4	Gutter and downspout are missing at NW elevation.	Replace missing elements. Make sure ground discharge is away from structure.	18	LF	$ 0 0 0 ======= $ 0
4430	FOUNDATION CHIMNEYS CHIMNEY CONDITION: POOR SOURCE: RATING: 4	Chimney filled w/ceosote, veg 2' animal debris.	Chimney must be cleaned and inspected before use.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 4		Does not conform to NEC, do not attempt to use.	2	EA	$ 0 0 0 ======= $ 0
4634	UTILITY SYSTEMS ELECTRICAL WIRING NETWORK CONDITION: POOR SOURCE: RATING: 4	Does not conform to NEC. Do not attempt to use.		2	EA	$ 0 0 0 ======= $ 0
36	UTILITY SYSTEMS ELECTRICAL LIGHT FIXTURES CONDITION: POOR SOURCE: RATING: 4	Exposed wiring w/cracked brkn insulation @ metal fixure (exterior fixture @ Nt-SW) corner.	Does not conform to NEC, do not attempt to use.	1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 0	Paint worn,eroded, bds weathering, bds improperly nailed w/nail hds expsd & rusting. Minor splitting.	Prepare surface area, prime, repaint.	323	SF	$ 0 0 0 ======= $ 0
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 0	Bds. rotting, metal patches over holes in siding.	Replace mtl patches w/wd repairs, repair/replace rotted bds after site grade/drainage corrected.	108	SF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: RATING: 0	Paint system failure, wd weathering.	Prepare surface area & prime & repaint if bldg to be saved.	6	EA	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: KITCHEN ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: POOR SOURCE: RATING: 0	Lower 2-4" verticle members deteriorated.	Repair/replace det. elements.	2	EA	$ 0 0 0 ======= $ 0
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: FAIR SOURCE: RATING: 0	Paint system failing wd weathg seperation @ rails & stiles but wd intact.	After wdo reglazed & surfaces have been prepd, prime & repaint.	8	EA	$ 0 0 0 ======= $ 0
43	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: FAIR SOURCE: RATING: 0	Paint system failure, wood weathering.	Remove loose paint, prime, repaint.	78	LF	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: POOR SOURCE: RATING: 0	Extreme weathering, wd split, lower verticle members deteriorated.	Replace deteriorated bds.	24	LF	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: POOR SOURCE: RATING: 0	Glazing cracked & crumbling, 2ea smallerpanes to fit one opening @ SW elev, 2 panes missing, 1ea pane cracked, Wdo's not back puttied.	Replace 2 smaller pane w/1 that fits, replace broken &/or missing panes, back putty all glass, reglaze w/linseed oil based putty. See 042A-4144.	12	EA	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: POOR SOURCE: RATING: 0	1ea broken pintel, 8ea missing pintels.	If shutters to be used: replace in kind missing shutt.	9	EA	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: KITCHEN ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: FAIR SOURCE: RATING: 0	Paint cracked & peeling, wood weathering.	Prepare surface area & repaint	5	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: POOR SOURCE: RATING: 0	Same as above but w/more severity-wood weathering, glass panes missing, seperation @rails % stiles.	Replace missing glass/glazing, secure frame to flr members, glue/clamp bottom rails & stiles.	1	EA	$ 0 0 0 ======= $ 0
54	EXTERIOR ENVELOPE DOORS DOOR GLAZING CONDITION: POOR SOURCE: RATING: 0	8 ea glass panes missing.	Prime putty bead & coat w/ linseed oil, replace missing (8ea 10"x13") glass panes-reglaze w/back putty method.	1	EA	$ 0 0 0 ======= $ 0
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: RATING: 0	D121: Springs broken on self-closing hinges. D122: drknb escutcheon loose, drknb shaft bent.	Secure dknb escutcheon w/wd screws. Replace bent shaft. Replace springs or hinges @ D121. ADDITIONAL HARDWARE WILL HAVE TO BE INTRODUCED TO SECURE BLDG.	8	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 0	Soffit & frieze bd: paint chalking. Nail heads rusting thru panel.	Clean & prepare surfaces, prime exposed wood, repaint. See also POOR Rec.	99	SF	$ 0 0 0 ======= $ 0
4171	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: POOR SOURCE: RATING: 0	Paint extremely worn, cracked, peeling, wood severely weathered. Conc apron surface eroded to expose aggregate, crazing, structural cracks.	After other work completed (see 4173) prime & repaint surfaces. Recast conc. apron.	78	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

SERIOUS

4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: POOR SOURCE: RATING: 0	SW elev conc apron cracked, w/missing portions, asphalt patch. SE elev: treads deteriorating. Stringers show areas of punky wood.	SW elev: saw damaged portions of apron free fm Rm111 floor, recast apron. SE elev: replace stringers & tread w/cca treated lumber.	78	SF	$ 0 0 0 ======= $ 0
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 0	4ea joist ends @ N corner of rm 109 are rotted @ masonry fdn wall. Joists have too great unsupported span in Rm 109, floor sag evident.	Stabilize floor joist ends by making perm. repairs-replace rotted sill plates. Install pier supports @ mid span locations.	40	SF	$ 0 0 0 ======= $ 0
?1	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 0	Rm109-110: wall paper loose & falling off walls.	Remove all loose wall paper; save samples for documentatio.	760	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 0	RMS109/110 H2O damage to most plaster & wall framing in some areas.	No further work @ this time other than removal of loose plaster-poss repairs to wall framing system.	756	SF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: RATING: 0	Loss of clg paper due to h2o damage, plaster no longer keyed to lathe in most areas, sagging, stained etc.	Remove all loose plaster fm lathe-save wall paper samples and plaster samples fm all locations. (Plaster may come down on its own).	266	SF	$ 0 0 0 ======= $ 0
4241	INTERIOR ENVELOPE WINDOWS WINDOW FRAME CONDITION: POOR SOURCE: RATING: 0	Wd deterioration lower 4-6" vert. members(w108)	To be assessed in 0428/4141	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	SERIOUS					
4242	INTERIOR ENVELOPE WINDOWS WINDOW SASH CONDITION: FAIR SOURCE: RATING: 0	SEE 4142	See 4142	8	EA	$ 0 0 0 ======= $ 0
4242	INTERIOR ENVELOPE WINDOWS WINDOW SASH CONDITION: POOR SOURCE: RATING: 0	See 4142	See 4142	4	EA	$ 0 0 0 ======= $ 0
45	INTERIOR ENVELOPE WINDOWS WINDOW HARDWARE CONDITION: POOR SOURCE: RATING: 0	W122 latch catch miss.,W117/ 118/119/120: mtg rail mtd latches dysf., sash not alignd 2 latches w/miss. parts,sash cords missing-unable to determ	Replace missing hdwr to provide security for bldg & facillitate opening/closing sash.	13	EA	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: RATING: 1	Corr. mtl rf rusted thru @ chim; surface rust showg thru out. Asphalt rfg eroded thru agg surface, edges cracked and broken, nail heads exposed	solder patches on mtl roof; prepare surface and repaint Remove and replace asphalt rool roofing w/ new similar material	5	SQ	$ 0 0 0 ======= $ 0
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: POOR SOURCE: RATING: 1	T&G boards @ R111 show water staining and are punky.	Replace deteriorated sheathing over R111.	460	SF	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: FAIR SOURCE: RATING: 4	SE elev: end cap & joints leaking, water trapped in gutr SW elev: water getting into bldg @ chim end cap & joints are leaking.	Add more gutter brackets to realign gutter and resolder all joints.	40	LF	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: KITCHEN ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 4	See # 4311. Areas of rust; some areas rusted through; paint worn, eroded, chipped.	See also 4311: After patching holes, prepare surface areas and repaint.	8	SF	$ 0 0 0 ======= $ 0
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: RATING: 4	Overhanging tree limbs blocking chimney & causing moisture problems at roof.	Remove overhanging tree limbs.	105	SF	$ 0 0 0 ======= $ 0
TINOR						
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: RATING: 0	Lower 12" of corner bds show weathering, splitting.	Prepare surface area, repair severly deteriorated bd ends, prime & repaint.	10	LF	$ 0 0 0 ======= $ 0
4148	EXTERIOR ENVELOPE WINDOWS WDO STORM/SCRN CONDITION: FAIR SOURCE: \ RATING: 0	Paint eroded, glazing cracked & crumbling.	Prepare surface area, prime, reglaze w/linseed oil based putty, repaint.	2	EA	$ 0 0 0 ======= $ 0
4149	EXTERIOR ENVELOPE WINDOWS WDO SHUTTERS CONDITION: POOR SOURCE: RATING: 0	Shutters missing.	*See 042A/4149-match stored shutters to opening & re-evaluate.	8	EA	$ 0 0 0 ======= $ 0
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 0	Frame loose @ floor (D121) nails broken/rusted.	Renail frame to floor bds/ frame to stiffen enclosure wall.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 0	Paint alligatoring, cracking, peeling.	Remove extng layers of paint, prime & repaint. Color to be based on result of paint analysis.	2	EA	$ 0 0 0 ======= $ 0
4153	EXTERIOR ENVELOPE DOORS DOOR TRIM CONDITION: FAIR SOURCE: RATING: 0	Paint system worn, cracked all surfaces. D122 extremely soiled w/bird manure.	Clean & prepare surfaces & repaint pending result of paint analysis.	53	LF	$ 0 0 0 ======= $ 0
'55	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: RATING: 0	Mtl pcs rusting.	Dissassembel & wire brush/ sand blast mtl pcs. Coat w/ penetrol, repaint finished pcs.	8	EA	$ 0 0 0 ======= $ 0
4157	EXTERIOR ENVELOPE DOORS DOOR SILL CONDITION: FAIR SOURCE: RATING: 0	D122: wood worn fm use. Paint worn away.	Prepare surface (remove cracked loose paint) prime & repaint wod sill.	1	EA	$ 0 0 0 ======= $ 0
4158	EXTERIOR ENVELOPE DOORS DOOR STORM/SCRN CONDITION: POOR SOURCE: RATING: 0	Door removed fm opening. Broken latch mtd @ D123 frame.	Rehang door-replace broken latch & missing pneumatic closer.	1	EA	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 0	Slight uneveness in surface & seperation @ joints-some curling @ edges, otherwise in good shape.	None @ this time.	232	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 0	Rm 111 sheet linoleum badly worn. Rm 112-paint surface worn in traffic areas & edges.	None @ this time.	82	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: FAIR SOURCE: RATING: 0	Porch floor (RM112) rotted @ exposed outer edges. 60 sq ft total area-about 10% rotted.....	No work @ this time. Repair flooring if porch is rehabed.	60	SF	$ 0 0 0 ======= $ 0
13	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: FAIR SOURCE: RATING: 0	Rm 111-conc slab on grade w/ structural cracking.	No work @ this time.	22	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 0	Rm111/112: Painted wood siding w/minor surface defects	No work @ this time.	450	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 0	Settling of ext walls-see 4213	No work @ this time. Sill plates damaged/wall studs damaged.	454	SF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 0	T&g clgs have minor wear & tear, missing bds, pcs split, etc.	NO WORK @ THIS TIME.	82	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4232	INTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: RATING: 4	Poss. h2o damage fm leaking roof @ exterior perimeters.	Inspect joists when clg has been removed. No other work @ this time.	348	SF	$ 0 0 0 ======= $ 0
4233	INTERIOR ENVELOPE CEILINGS CLG TRIM CONDITION: POOR SOURCE: RATING: 4	RM112: approx 5' qtr rnd cracked/deteriorated from earlier water damage.	No work at this time.	5	SF	$ 0 0 0 ======= $ 0
53	INTERIOR ENVELOPE DOORS DOOR TRIM CONDITION: POOR SOURCE: RATING: 0	Rm112: appx 5' qtr rnd cracke/ deteriorated fm earlier h2o damage.	No work @ this time.	5	LF	$ 0 0 0 ======= $ 0
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 0	Paint chipped in areas.	No work @ this time.	262	SF	$ 0 0 0 ======= $ 0
4262	INTERIOR ENVELOPE FINISHES COVERINGS CONDITION: POOR SOURCE: RATING: 0	Wall paper damaged & peeling due to leaking roof. Linoleum flr covering worn in traffic areas.	Save tile, linoleum, & paper samples for documentation.	682	SF	$ 0 0 0 ======= $ 0
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	Pieces scabbed onto ends of rafters are structurally unsound.	Make structural repairs as needed.	460	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4316	ROOF SYSTEM ROOF EAVES CONDITION: FAIR SOURCE: RATING: 0	Soffit board approx 8 ft. split @ NW elevation; water damaged at SE elevation.	Repair split and rotted boards	15	LF	$ 0 0 0 ======= $ 0
4340	ROOF FLASHING ROOF FLASHING CONDITION: FAIR SOURCE: RATING: 4	Metal flashing is deteriorat'g rusted areas visible.	Coat rusted areas w/ sealer product like Penetrol; prep areas prior to painting.	24	LF	$ 0 0 0 ======= $ 0
32	FOUNDATION CHIMNEYS CHIMNEY STRUCTURE CONDITION: POOR SOURCE: RATING: 4	Concrete pad spalling, delaminating.	Scale/chip concrete surface to sound material, parge 1/4" to 1/2" coats to org. dimension.	2	LF	$ 0 0 0 ======= $ 0
4434	FOUNDATION CHIMNEYS CHIMNEY CAP CONDITION: FAIR SOURCE: RATING: 4	Does not freely rotate.	Remove overhanging tree branch and lubricate as necessary.	1	EA	$ 0 0 0 ======= $ 0
4610	UTILITY SYSTEMS PLUMBING PLUMBING SYSTEM CONDITION: FAIR SOURCE: RATING: 4	MH cabinet shows area of rust.	Sand rust areas to bare metal, prime and repaint.	1	EA	$ 0 0 0 ======= $ 0
4613	UTILITY SYSTEMS PLUMBING PLMB FIXTURES CONDITION: FAIR SOURCE: RATING: 4	MH cabinet shows area of rust.	Sand rust areas to bare MH, prime and repaint.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4614	UTILITY SYSTEMS	MH. extremely corroded, conc.	No work at this time.	1	EA	$ 0
	PLUMBING	has large structual cracks.				0
	PLMB EQUIPMENT					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4912	GENERAL BUILDING/SITE	Neg drainage st elev.	No work at this time.	85	SF	$ 0
	SITE FEATURES					0
	GRADE/DRAINAGE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
14	GENERAL BUILDING/SITE	Surface worn/eroded, minor	No work at this time.	213	SF	$ 0
	SITE FEATURES	cracking but w/even surface.				0
	WALKWAY/PATIO					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 4					
4914	GENERAL BUILDING/SITE	Large structual cracks, sett-	Remove & recast severly	71	SF	$ 0
	SITE FEATURES	lement/caving uneven walk sur-	affected areas that pose			0
	WALKWAY/PATIO	face pose tripping hazard,	safety problems.			0
	CONDITION: POOR	broken areas w/pieces missing.				=======
	SOURCE:					$ 0
	RATING: 4					

NATIONAL PARK SERVICE

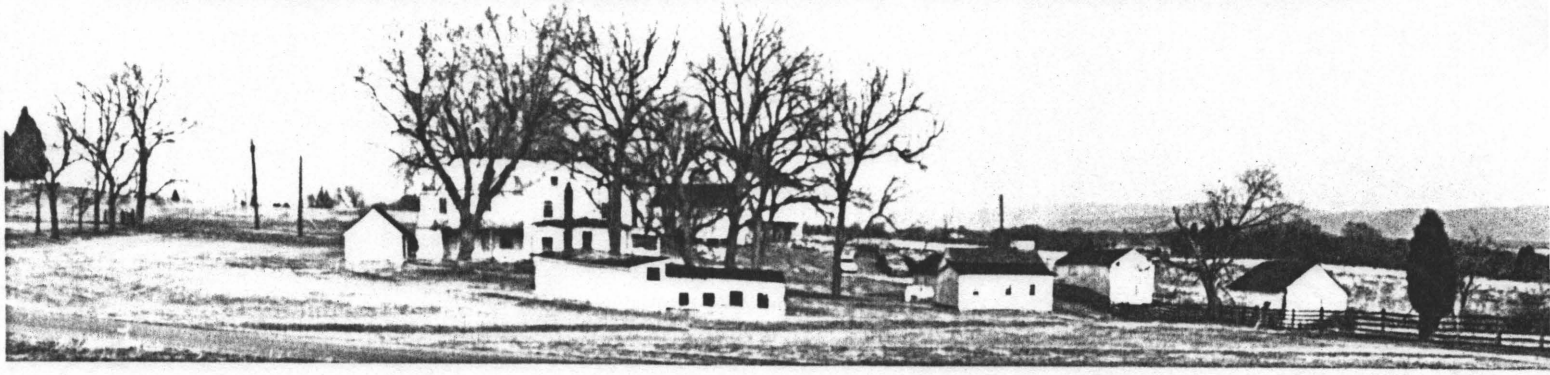
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA FARM HOUSE: Shed Addition, 08045D



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

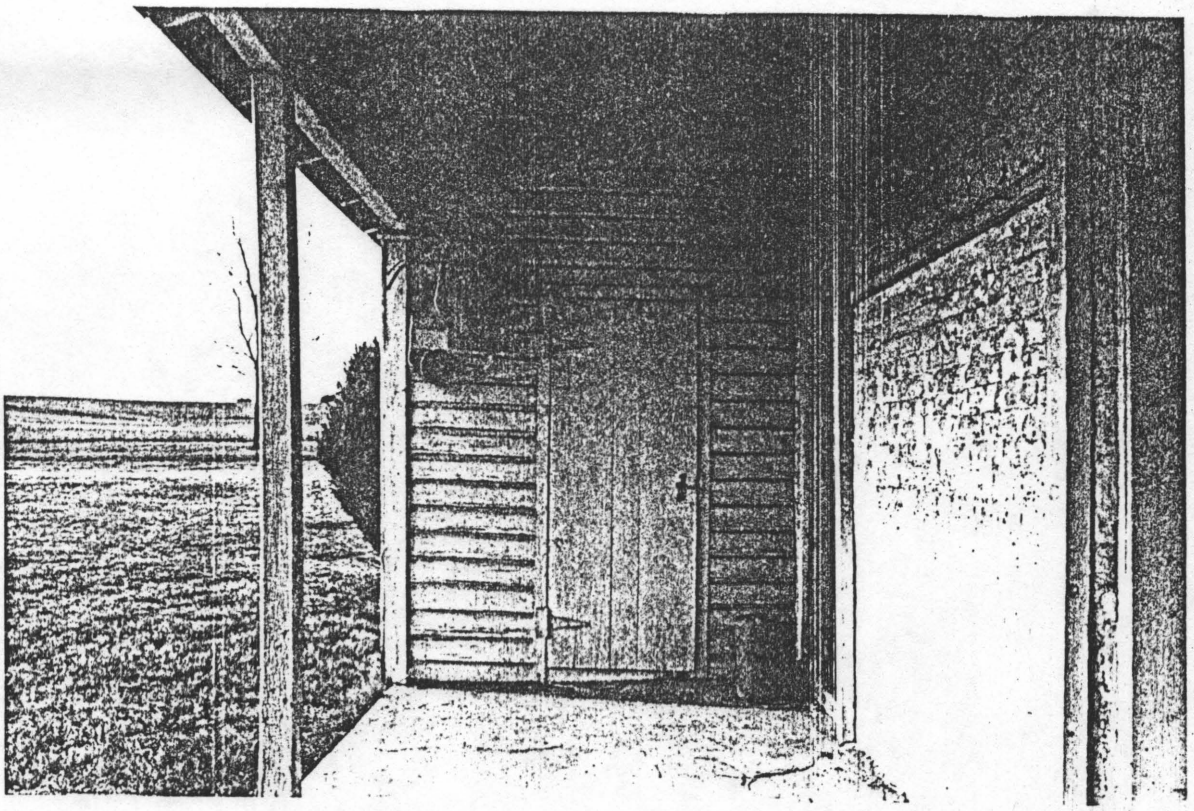
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
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Harpers Ferry Center

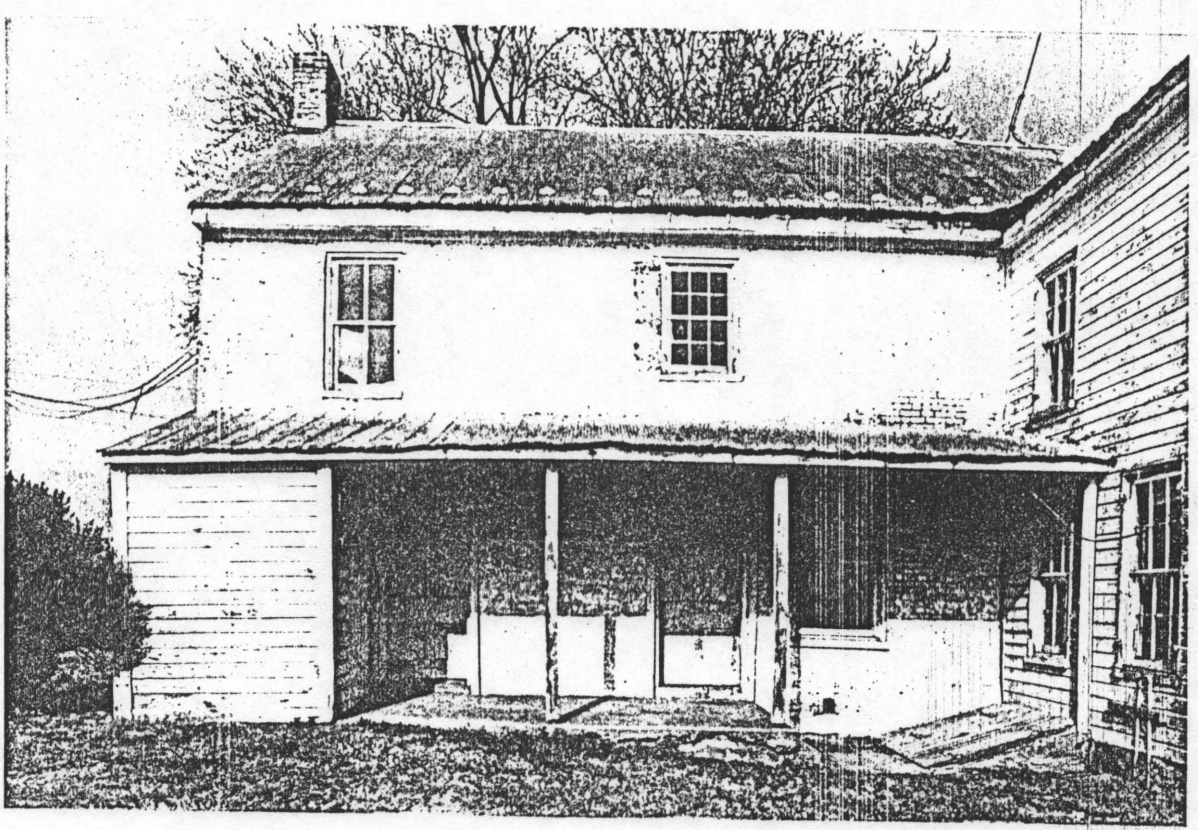
Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



MUMMA FARM HOUSE: Shed Addition



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--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: Small german sided mud room addition off brick house, recessed under rear porch roof connecting to frame house. One door & one window, w/ corner boards.

--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----------

OTHER NAMES: Frame One Storey Shed Roofed Addition, Mud Room with Connecting Porch

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0042
- MANAGEMENT UNIT: ANTI/042D
- BUILDING CONDITION: Poor
- MAINTENANCE PRIORITY: 3 - Low
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 210
- SF 1166 NUMBER: 3020
- SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-ID
- LCS ID NUMBER: 08045
- HOUSING NUMBER: STRUC#0042
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST:
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC Class C Estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
- TOTAL FLOOR AREA: 132 SF
- FIRST FLOOR AREA: 14 SF
- ADDITIONAL FLOOR AREA: 118 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 228 SF
- PERIMETER LENGTH: 70 LF
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 2
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

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--EXECUTIVE SUMMARY----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: Small german sided mud room addition off brick house, recessed under rear porch roof connecting to frame house. One door & one window, w/ corner boards.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES: Frame One Storey Shed Roofed Addition, Mud Room with Connecting Porch

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042D
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 3 - Low
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-ID
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
TOTAL FLOOR AREA: ~~12 SF~~
FIRST FLOOR AREA: ~~12 SF~~ 14
ADDITIONAL FLOOR AREA: ~~0 SF~~ 118
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: ~~0 SF~~ 228
PERIMETER LENGTH: ~~0 LF~~ 71
NUMBER OF STORIES: 1
NUMBER OF ROOMS: ~~1~~ 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

7 9 11

--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:
See 08045A

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

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:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS drawings; plans, sect., elev.	MD950A	1987-88	Library of Congress, DEnver Service Center, park

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: MD-950A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. DATE: / CRBIB NUMBER:

TITLE:

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--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: 1864-1930 CONSTRUCTION: Built TEXT: Date of original construction not verified.
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

Shed Addition/ Mud Room as single separate bldg, Level II ICAP procedure. See explanation at 08045A, General Information Report, same location.

INSPECTION TEAM

DATE OF INSPECTION: 06/29/90

INSPECTION TEAM PERSONNEL:

Christian C Bookter
Exhibits Spec Restor
NPS, WPTC - HFC
205 W. Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: Shed Addition, 08045D
TIMES:
INSPECTION: 8 HRS.
REPORT PREPARATION: HRS.

Thomas A Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: Shed Addition, 08045D
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: 4 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 07/02/90

NAME: Bookter, Vitanza

ADDRESS: NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Horizontal german siding w/corner bds.	153	SF	TOTAL
	MM UNIT: ANTI/042D	Painted white.	0	SF	GOOD
	HISTORIC RATING: 4		140	SF	FAIR
			13	SF	POOR
4112	WALLS:WALL STRUCTURE	Wood german siding w/5" exposure, nailed	153	SF	TOTAL
	MM UNIT: ANTI/042D	over 2x4 stud wall frame-24" oc. Siding	140	SF	GOOD
	HISTORIC RATING: 4	used for corner bds.	0	SF	FAIR
			13	SF	POOR
	NOTES: Shed butts against brick wall w/no flashing or caulking @ jointure.				
4113	WALLS:WALL INSULATION	No Apparent wall insul.			
	MM UNIT: ANTI/042D				
	HISTORIC RATING: 0				
4114	WALLS:WALL FLASHING	No exterior wall flashing/caulking.	20	LF	TOTAL
	MM UNIT: ANTI/042D		0	LF	GOOD
	HISTORIC RATING: 0		0	LF	FAIR
			20	LF	POOR
4116	WALLS:WALL TRIM	Wd german siding corner bds painted	30	LF	TOTAL
	MM UNIT: ANTI/042D	white.	0	LF	GOOD
	HISTORIC RATING: 4		26	LF	FAIR
			4	LF	POOR
4141	WINDOWS:WDO FRAME	1 3/4 " thick beaded window frame.	1	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
			0	EA	POOR
4142	WINDOWS:WDO SASH	See also 4144- 2ea wd 6 light sash.	2	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			2	EA	POOR
4143	WINDOWS:WDO TRIM	5/8"x1.5" exterior edge rounded, outside	10	LF	TOTAL
	MM UNIT: ANTI/042D	stop.	0	LF	GOOD
	HISTORIC RATING: 4		10	LF	FAIR
			0	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4144	WINDOWS:WDO GLAZING	Mtl. glazing points, linseed oil based	1	EA	TOTAL
	MM UNIT: ANTI/042D	glazing putty.	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			1	EA	POOR
4145	WINDOWS:WDO HARDWARE	3ea mtl shutter pintels, 1ea mtl stop/	5	EA	TOTAL
	MM UNIT: ANTI/042D	latch (shutter)	0	EA	GOOD
	HISTORIC RATING: 4		4	EA	FAIR
			1	EA	POOR
4147	WINDOWS:WDO SILL	3" x 32 1/2" wood sill.	1	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			1	EA	POOR
4148	WINDOWS:WDO STORM/SCRN	None in place.			
	MM UNIT: ANTI/042D				
	HISTORIC RATING: 0				
4149	WINDOWS:WDO SHUTTERS	None in place.			
	MM UNIT: ANTI/042D				
	HISTORIC RATING: 0				
4151	DOORS:DOOR FRAME	SE elev: dbl 2x4 w/2x4 header. Vert.	1	EA	TOTAL
	MM UNIT: ANTI/042D	2x4's spiked thru floor into sill.	0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
			0	EA	POOR
4152	DOORS:DOOR	28.5"x6'vert. plank bd dr w/2 battens	1	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 4		1	EA	FAIR
			0	EA	POOR
4153	DOORS:DOOR TRIM	Plain 2.5"-2 1/4" bds face nailed w/	15	LF	TOTAL
	MM UNIT: ANTI/042D	round head wire nails.	15	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 07/03/90		0	LF	POOR
4155	DOORS:DOOR HARDWARE	1ea door knob escutcheon on int of door,	4	EA	TOTAL
	MM UNIT: ANTI/042D	1ea box rimlock catch mounted on ext.	2	EA	GOOD
	HISTORIC RATING: 5	door trim, 2ea 8.5" gate type hinges.	0	EA	FAIR
	REVISION DATE: 07/03/90		2	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4161	FINISHES:COATINGS	Multi layer white paint over wood	153	SF	TOTAL
	MM UNIT: ANTI/042D	substrate.	0	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 07/03/90		153	SF	POOR
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	Unfinished t&g wood bds.	12	SF	TOTAL
	MM UNIT: ANTI/042D		0	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 07/03/90		12	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	4ea appx 4' timber sleeper beams laid on	12	SF	TOTAL
	MM UNIT: ANTI/042D	grade, running NE-SW, 1"x3 1/4"x 6' t&g	4	SF	GOOD
	HISTORIC RATING: 4	floor bds.	0	SF	FAIR
	REVISION DATE: 07/03/90		8	SF	POOR
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4221	WALLS:WALL SURFACE	NE wall: exposed brick, vestiges parget-	192	SF	TOTAL
	MM UNIT: ANTI/042D	ting w/whitewash. NW &SE: horiz random	77	SF	GOOD
	HISTORIC RATING: 4	lenght x 5" w bds face nailed over wall	12	SF	FAIR
	REVISION DATE: 07/03/90		103	SF	POOR
	NOTES: studs. SW wall is exposed wall & door framing.				
4222	WALLS:WALL STRUCTURE	NE wall: 3 wye common bond brick,	192	SF	TOTAL
	MM UNIT: ANTI/042D	remaining walls: 2x4 studs placed 24"	173	SF	GOOD
	HISTORIC RATING: 4	oc.	0	SF	FAIR
	REVISION DATE: 07/03/90		19	SF	POOR
4232	CEILINGS:CLG STRUCTURE	1ea ledger bd, 2x4 fastened to masonry	12	SF	TOTAL
	MM UNIT: ANTI/042D	wall, 2ea rafter chords, 1ea 2x4 clg	9	SF	GOOD
	HISTORIC RATING: 4	joist, no finished clg.	3	SF	FAIR
	REVISION DATE: 07/03/90		0	SF	POOR
4261	FINISHES:COATINGS	NE brick wall: vestiges of pargetting @	46	SF	TOTAL
	MM UNIT: ANTI/042D	D114, whitewash over pargetting &	2	SF	GOOD
	HISTORIC RATING: 4	vestiges of whitewash on exposed brick.	0	SF	FAIR
	REVISION DATE: 07/03/90		44	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4262	FINISHES:COVERINGS MM UNIT: ANTI/042D HISTORIC RATING: 4 REVISION DATE: 07/03/90	SEE 4221.			
ROOF					
4311	SYSTEM:ROOF SURFACE MM UNIT: ANTI/042D HISTORIC RATING: 0 REVISION DATE: 07/03/90	25"x7.5' interlocking mtl. panels, painted w/ gray/silver finish.	1 0 0 1	SQ SQ SQ SQ	TOTAL GOOD FAIR POOR
4312	SYSTEM:ROOF SHEATHING MM UNIT: ANTI/042D HISTORIC RATING: 4 REVISION DATE: 07/03/90	8ea 1"x3.5" t&g bds spaced 1' oc.	14 14 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4313	SYSTEM:ROOF STRUCTURE MM UNIT: ANTI/042D HISTORIC RATING: 4 REVISION DATE: 07/03/90	2x4x7.5' rafters w/4" overhang, rafters spaced 24"oc. 2x4 continous ledger bd.	12 9 0 3	SF SF SF SF	TOTAL GOOD FAIR POOR
4314	SYSTEM:ROOF INSULATION MM UNIT: HISTORIC RATING:	Not inspected			
4316	SYSTEM:ROOF EAVES MM UNIT: ANTI/042D HISTORIC RATING: 4 REVISION DATE: 07/03/90	Rafter ends covered w/1"x3" t&g bd. Rafter ends project 4" fm. ext. wall.	7 7 0 0	LF LF LF LF	TOTAL GOOD FAIR POOR
4322	OPENINGS:ROOF VENTILATION MM UNIT: HISTORIC RATING:	Not inspected			
4351	DRAINAGE:GUTTER/DOWNSPOUT MM UNIT: ANTI/042D HISTORIC RATING: 0 REVISION DATE: 07/05/90	None-see 042A 4351.			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4360	FINISHES:ROOF FINISH	Gray/silver paint over galv. metal	49	SF	TOTAL
	MM UNIT: ANTI/042D	substrate.	0	SF	GOOD
	HISTORIC RATING: 4		49	SF	FAIR
	REVISION DATE: 07/05/90		0	SF	POOR
FOUNDATION					
4413	WALLS:FDN VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	5ea 13"w shelves spanning length of	1	EA	TOTAL
	MM UNIT: ANTI/042D	interior SW wall.	1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 07/05/90		0	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4612	PLUMBING:WASTE PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4615	PLUMBING:SEPTIC SYSTEM	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4618	PLUMBING:WATER TREAT SYS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4630	ELECTRICAL:ELECTRICAL SYS	~~Elect system does not conform to NEC~~ ~~DO NOT ATTEMPT TO USE.~~	1	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 0 5		0	EA	FAIR
	REVISION DATE: 07/05/90		1	EA	POOR
4631	ELECTRICAL:INCOMING SERVICE	1ea pole mounted "pot" type transformer,	1	EA	TOTAL
	MM UNIT: ANTI/042D	3ea insul wire leads to bldg, wall mtd	0	EA	GOOD
	HISTORIC RATING: 0 5	glass insulators, 3/4" steel grounding	0	EA	FAIR
	REVISION DATE: 07/05/90		1	EA	POOR
	NOTES: rod.				
4634	ELECTRICAL:WIRING NETWORK	Estimated 5ea wiring ntwks-looks like spagetti. Copper wiring sheathed in plastic, rubber, or woven fabric.	5	EA	TOTAL
	MM UNIT: ANTI/042D		0	EA	GOOD
	HISTORIC RATING: 0 5		0	EA	FAIR
	REVISION DATE: 07/05/90		5	EA	POOR
4635	ELECTRICAL:SWITCHES/OUTLETS	~~None in this portion of btdg.~~			
	MM UNIT: ANTI/042D				
	HISTORIC RATING: 0				
	REVISION DATE: 07/05/90				
4636	ELECTRICAL:LIGHT FIXTURES	~~None in this portion of btdg.~~			
	MM UNIT: ANTI/042D				
	HISTORIC RATING: 0				
	REVISION DATE: 07/05/90				
4652	HVAC:HVAC EQUIPMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4733	FIRE DETECTION:FD DETECTOR	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION

FIRE/LIFE/HEALTH SAFETY

4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE	Neg. drainage @ NW & SW elevs, critter	120	SF	TOTAL
	MM UNIT: ANTI/042D	undermining bldg @ NW elev provides	0	SF	GOOD
	HISTORIC RATING: 4	drainage into structure.	0	SF	FAIR
	REVISION DATE: 07/05/90		120	SF	POOR
4913	SITE FEATURES:VEGETATION	1ea large boxwood bush 3' fm corner of	10	SF	TOTAL
	MM UNIT: ANTI/042D	SW & NW elevations.	0	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 07/05/90		10	SF	POOR
4920	SITE:SITE DESIGN	Post 1863 shed addition built onto			
	MM UNIT: ANTI/042D	SE elevation of brick house.			
	HISTORIC RATING: 0				
	REVISION DATE: 07/05/90				

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Paint failing-peeling, bds weathering.	Prepare surface area-remove loose paint,prime & repaint. See also poor rec.	140	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Bds broken w/portions missing, bds split, mtl. patches over critter holes.	Pending HSAR & Emer Sta outlines: replace in kind missing bds. Repair/replace broken/split/rotted bds.	13	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Bds @ grade punky/rotted in places- may have det @ wall studs/sill.	Pending HSAR:address site dng problems, remove lower 2 cours of weather bds. evaluate cond wall studs-replace weather bds w/ new after sill/wall stud wk completed.	13	SF	$ 0 0 0 ======= $ 0
4114	WALLS WALL FLASHING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Large gap btwn brick hse & shed addition: NW elev-2-3" gap @ top of shed add. SE ele, 1"+- gap @ top.	Pending HSAR & Emer. Sta. outlines: if shed add. to be kept-realign walls,install flashing/counter flshng @ roof/ backer rod & caulk where shed walls butt brick	20	LF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Paint system failure-wood weathering, minor splitting.	Prepare surface area-prime, & repaint.	26	LF	$ 0 0 0 ======= $ 0
4116	WALLS WALL TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Lower 12" bds deteroirated/ split or abraded/worn.	Pending Emer. Sta. & HSAR: address grade dng problems-repair rotted bd ends.	4	LF	$ 0 0 0 ======= $ 0
.41	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: FAIR	Filler strip above wdo frame, does not provide weather prf evidence H2O penetration. Paint system failure/worn.	Pending HSAR & Emer. Stab. outlines-install flashing above wdo-remove loose paint, prime & repaint.	1	EA	$ 0 0 0 =======

SOURCE:
RATING: 4

$ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE					
4142 WINDOWS WDO SASH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Paint sys failure, seperation @ rails & stiles, muntin missing fm lower sash. Glazing putty cracked or missing.	Pending HSAR & Emer. Stab. outline: remove & dissassemble sash- reevaluate based on cond of tenons. Replace missing muntin-reglaze (SEE 4144) prime & repaint.	2	EA	$ 0 0 0 ======= $ 0
4143 WINDOWS WDO TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	paint beginning to crack/ peel.	prepare surface area prime/ repaint.	10	LF	$ 0 0 0 ======= $ 0
4144 WINDOWS WDO GLAZING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Glazing pts corroding, putty missing/cracked. Muntin missig no adhesion of putty to glass/ wood. Glass not back puttied.	Remove extg glazing & glass. Prime & coat w/linseed oil putty bead, back putty glass, install glazing/putty, paint when dry. Paint to cover 1/16" over onto glass.	1	EA	$ 0 0 0 ======= $ 0
4145 WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	Mtl rusting thru paint.	If shutters to be used-remove hdwr-wire brush or sand blast to bare mtl. prime & repaint.	4	EA	$ 0 0 0 ======= $ 0
4145 WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	Shutter hinge pintel missing.	If shuters to be used- replace missing elements.	1	EA	$ 0 0 0 ======= $ 0
4147 WINDOWS WDO SILL PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Wood extermely weathered & rotted.	Replace in kind wood sill.	1	EA	$ 0 0 0 ======= $ 0
.51 DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR	Sill anchoring spike on one side of dr broken off. Frame movable.	Stiffen frame by respiking into sill.	1	EA	$ 0 0 0 =======

SOURCE:

RATING: 4

$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	H2O staining @ base (int), evidence of insect infestation (poss powder post beetle) in planks.	Conduct analysis of insect infestation-treat w/ appropria measures.	1	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 5	Escutcheon & catch non functional w/out rest of hardware. Door held shut w/ baling wire.	Replace missing door knobs & rimlock w/new or w/ other functional hardware.	2	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Loss of adhesion- paint cracking, peeling, wood weathering.	Remove loose paint, prime and repaint.	153	SF	$ 0 0 0 ======= $ 0
INTERIOR ENVELOPE						
4211	FLOORS FLOOR SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Evidence of water staining, H2O penetration thru end grain 1ea bd broken, evidence of rot & termite damage.	After other areas of H2O infiltration (ie: roof/wall/wdo flashing) are attended-repair/ replace rotted/broken floor bds.	12	SF	$ 0 0 0 ======= $ 0
4213	FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Sleeper beams rotted, flr bds rotted, both show termite infestation.	Replace sleeper beams, excavat & set on supports to provide clearance fm. gnd contact, repair/replace rotted floor bds.	8	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	H2O staining @ NW wall, minor splitting & checking.	After H2O infiltration attendd (see 4114) wash walls w/bleach or other fungi attackng solutn	12	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4221	WALLS WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 4	Brick above D114 unravelling, decay & insect damage @ bd walls.	Relay loose bricks-repargett repoint as needed. Repair/ replace rotted/damaged wood- investigate & monitor insect activity & treat w/appropriate measures.	103	SF	$ 0 0 0 ======= $ 0
4222	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Lower 6-8" wall studs deter. Brick wall unravelling above doorway. (See 4221)	Repair/replace insitu wall studs, relay loose bricks (See 4221)	19	SF	$ 0 0 0 ======= $ 0
4232	CEILINGS CLG STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Brick wall unravelling behind, above & below ledger bd., bd not solidly anchored.	Relay loose bricks, when mortar set-anchor ledger bd.	3	SF	$ 0 0 0 ======= $ 0
4261	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Loss of adhesion of extg. pargetting, erosion of brick mortar joints, bricks unravel- ling above doorway.	Conduct investigation of hist. of progression of wall finishs to determine ultimate treat- ment of wall surface, relay loose brick, selectively repoint eroded joints.	44	SF	$ 0 0 0 ======= $ 0
ROOF						
4311	SYSTEM ROOF SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Finish worn/eroding, absence of flashing/counter flashing @ jointure of wall.	Install flashing/counter flashing @ jointure of wall. Prepare surface area, coat w/ penetrol, prime & repaint.	1	SQ	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Leaking @ jointure of wall, ledger bd shows H2O damage & loss of anchoring to wall.	Selectively repoint wall, install flashing/counter flashing. Anchor ledger bd to wall.	3	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	ROOF					
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 4	Paint worn/eroding. Areas of rust showing.	Remove loose paint, rust, & scale, coat w/penetrol & repaint.	49	SF	$ 0 0 0 ======= $ 0
	UTILITY SYSTEMS					
4630	ELECTRICAL ELECTRICAL SYS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Elect system does not conform to NEC- DO NOT ATTEMPT TO USE.		1	EA	$ 0 0 0 ======= $ 0
1	ELECTRICAL INCOMING SERVICE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	3ea insul wire leads-insulation cracked missing in places.	Upgrade extg wiring fm transformer to house w/ material & methods that meet or exceed NEC.	1	EA	$ 0 0 0 ======= $ 0
4634	ELECTRICAL WIRING NETWORK PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	3ea wiring networks not connected to dist. panel, one network is temp svc-wiring loosely laid thru doorways, etc.	Upgrade system remove wiring not in use.	5	EA	$ 0 0 0 ======= $ 0
	GENERAL BUILDING/SITE					
4912	SITE FEATURES GRADE/DRAINAGE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	Wood sleeper beams & 1st course of siding on grade in ground contact. Grade drains into bldg. Critter hole provides dng into bldg.	Fill in critter hole, design & implement landscape plans to provide positive site drainage.	120	SF	$ 0 0 0 ======= $ 0
4913	SITE FEATURES VEGETATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	Branches scraping siding of bldg.	Remove bush or trim back branches.	10	SF	$ 0 0 0 ======= $ 0

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MUMMA FARM HOUSE: SHED ADDITION
08045D
ANTIETAM NATIONAL BATTLEFIELD

DIVISION	CRITICAL FAIR	CRITICAL POOR	SERIOUS FAIR	SERIOUS POOR	MINOR FAIR	MINOR POOR	SUBTOTAL
EXTERIOR ENVELOPE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
INTERIOR ENVELOPE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
ROOF	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FOUNDATION	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
'NISHINGS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
UTILITY SYSTEMS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Plumbing	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Electrical	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
HVAC	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Conveyance	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FIRE/LIFE/HEALTH SAFETY	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Fire/Life Safety	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Handicapped Accessiblity	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Public Health	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
GENERAL BUILDING/SITE	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
SUBTOTAL	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	
TOTALS	$ 0		$ 0		$ 0		$ 0

MUMMA FARM HOUSE: SHED ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	CRITICAL					
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: POOR SOURCE: RATING: 4	Wood extermely weathered & rotted.	Replace in kind wood sill.	1	EA	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 4	Evidence of water staining, H2O penetration thru end grain 1ea bd broken, evidence of rot & termite damage.	After other areas of H2O infiltration (ie: roof/wall/wdo flashing) are attended-repair/ replace rotted/broken floor bds.	12	SF	$ 0 0 0 ======= $ 0
13	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 4	Sleeper beams rotted, flr bds rotted, both show termite infestation.	Replace sleeper beams, excavat & set on supports to provide clearance fm. gnd contact, repair/replace rotted floor bds.	8	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 4	Brick above D114 unravelling, decay & insect damage @ bd walls.	Relay loose bricks-repargett repoint as needed. Repair/ replace rotted/damaged wood- investigate & monitor insect activity & treat w/appropriate measures.	103	SF	$ 0 0 0 ======= $ 0
4631	UTILITY SYSTEMS ELECTRICAL INCOMING SERVICE CONDITION: POOR SOURCE: RATING: 0	3ea insul wire leads- insulation cracked missing in places.	Upgrade extg wiring fm transformer to house w/ material & methods that meet or exceed NEC.	1	EA	$ 0 0 0 ======= $ 0
4634	UTILITY SYSTEMS ELECTRICAL WIRING NETWORK CONDITION: POOR SOURCE: RATING: 0	3ea wiring networks not connected to dist. panel, one network is temp svc-wiring loosely laid thru doorways, etc.	Upgrade system remove wiring not in use.	5	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 4	Paint failing-peeling, bds weathering.	Prepare surface area-remove loose paint,prime & repaint. See also poor rec.	140	SF	$ 0 0 0 ======= $ 0
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 4	Bds broken w/portions missing, bds split, mtl. patches over critter holes.	Pending HSAR & Emer Sta outlines: replace in kind missing bds. Repair/replace broken/split/rotted bds.	13	SF	$ 0 0 0 ======= $ 0
'2	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 4	Bds @ grade punky/rotted in places- may have det @ wall studs/sill.	Pending HSAR:address site dng problems, remove lower 2 cours of weather bds. evaluate cond wall studs-replace weather bds w/ new after sill/wall stud wk completed.	13	SF	$ 0 0 0 ======= $ 0
4114	EXTERIOR ENVELOPE WALLS WALL FLASHING CONDITION: POOR SOURCE: RATING: 0	Large gap btwn brick hse & shed addition: NW elev-2-3" gap @ top of shed add. SE ele, 1"+- gap @ top.	Pending HSAR & Emer. Sta. outlines: if shed add. to be kept-realign walls,install flashing/counter flshng @ roof/ backer rod & caulk where shed walls butt brick	20	LF	$ 0 0 0 ======= $ 0
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: POOR SOURCE: RATING: 4	Lower 12" bds deteroirated/ split or abraded/worn.	Pending Emer. Sta. & HSAR: address grade dng problems-repair rotted bd ends.	4	LF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: RATING: 4	Filler strip above wdo frame, does not provide weather prf evidence H2O penetration. Paint system failure/worn.	Pending HSAR & Emer. Stab. outlines-install flashing above wdo-remove loose paint, prime & repaint.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: RATING: 4	Paint sys failure, seperation @ rails & stiles, muntin missing fm lower sash. Glazing putty cracked or missing.	Pending HSAR & Emer. Stab. outline: remove & dissassemble sash- reevaluate based on cond of tenons. Replace missing muntin-reglaze (SEE 4144) prime & repaint.	2	EA	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: POOR SOURCE: RATING: 4	Glazing pts corroding, putty missing/cracked. Muntin missig no adhesion of putty to glass/ wood. Glass not back puttied.	Remove extg glazing & glass. Prime & coat w/linseed oil putty bead, back putty glass, install glazing/putty, paint when dry. Paint to cover 1/16" over onto glass.	1	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 4	H20 staining @ base (int), evidence of insect infestation (poss powder post beetle) in planks.	Conduct analysis of insect infestation-treat w/ appropria measures.	1	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 4	Loss of adhesion- paint cracking, peeling, wood weathering.	Remove loose paint, prime and repaint.	153	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 4	Lower 6-8" wall studs deter. Brick wall unravelling above doorway. (See 4221)	Repair/replace insitu wall studs, relay loose bricks (See 4221)	19	SF	$ 0 0 0 ======= $ 0
4232	INTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: RATING: 4	Brick wall unravelling behind, above & below ledger bd., bd not solidly anchored.	Relay loose bricks, when mortar set-anchor ledger bd.	3	SF	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: SHED ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: RATING: 4	Loss of adhesion of extg. pargetting, erosion of brick mortar joints, bricks unravelling above doorway.	Conduct investigation of hist. of progression of wall finishs to determine ultimate treatment of wall surface, relay loose brick, selectively repoint eroded joints.	44	SF	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: RATING: 0	Finish worn/eroding, absence of flashing/counter flashing @ jointure of wall.	Install flashing/counter flashing @ jointure of wall. Prepare surface area, coat w/ penetrol, prime & repaint.	1	SQ	$ 0 0 0 ======= $ 0
'3	ROOF SYSTEM ROOF STRUCTURE CONDITION: POOR SOURCE: RATING: 4	Leaking @ jointure of wall, ledger bd shows H2O damage & loss of anchoring to wall.	Selectively repoint wall, install flashing/counter flashing. Anchor ledger bd to wall.	3	SF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: FAIR SOURCE: RATING: 4	Paint worn/eroding. Areas of rust showing.	Remove loose paint, rust, & scale, coat w/penetrol & repaint.	49	SF	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 0	Elect system does not conform to NEC- DO NOT ATTEMPT TO USE.		1	EA	$ 0 0 0 ======= $ 0
4912	GENERAL BUILDING/SITE SITE FEATURES GRADE/DRAINAGE CONDITION: POOR SOURCE: RATING: 4	Wood sleeper beams & 1st course of siding on grade in ground contact. Grade drains into bldg. Critter hole provides dng into bldg.	Fill in critter hole, design & implement landscape plans to provide positive site drainage.	120	SF	$ 0 0 0 ======= $ 0

MUMMA FARM HOUSE: SHED ADDITION
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: RATING: 0	Branches scraping siding of bldg.	Remove bush or trim back branches.	10	SF	$ 0 0 0 ======= $ 0
MINOR						
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: RATING: 4	Paint system failure-wood weathering, minor splitting.	Prepare surface area-prime, & repaint.	26	LF	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: FAIR SOURCE: RATING: 4	paint beginning to crack/ peel.	prepare surface area prime/ repaint.	10	LF	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: FAIR SOURCE: RATING: 4	Mtl rusting thru paint.	If shutters to be used-remove hdwr-wire brush or sand blast to bare mtl. prime & repaint.	4	EA	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: POOR SOURCE: RATING: 4	Shutter hinge pintel missing.	If shuters to be used- replace missing elements.	1	EA	$ 0 0 0 ======= $ 0
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 4	Sill anchoring spike on one side of dr broken off. Frame movable.	Stiffen frame by respiking into sill.	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

MINOR

4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: RATING: 5	Escutcheon & catch non functional w/out rest of hardware. Door held shut w/ baling wire.	Replace missing door knobs & rimlock w/new or w/ other functional hardware.	2	EA	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 4	H2O staining @ NW wall, minor splitting & checking.	After H2O infiltration attendd (see 4114) wash walls w/bleach or other fungi attackng solutn	12	SF	$ 0 0 0 ======= $ 0

-19609
ANTI
COVER 2

NATIONAL PARK SERVICE

HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

DRAFT

SAMUEL MUMMA FARM

V O L U M E 2: MUMMA FARM OUTBUILDINGS



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

T A B L E of C O N T E N T S

V O L U M E 2: MUMMA FARM OUTBUILDINGS

ICAP BUILDING DIRECTORY

Site Maps

ICAPDATA, 1.0

Intro to ICAP, The Basics

Cross Reference Report

Inspection Dates Summary Report

HISTORIC STRUCTURE ASSESSMENT REPORTS

The following sections are included for each of the listed structures in this Volume.

General Information Report
Inventory and Condition Assessment Report
Work Recommendations Report by Division
Work Recommendations Report by Priority

08049: MUMMA SMOKEHOUSE

08050: MUMMA BANK BARN

08046: TOOL SHED

08047: HOG PEN

08048A: CHICKEN HOUSE: OLDEST WING; Coal Bin (A)
Chicken House (B)

08048B: CHICKEN HOUSE: MIDDLE WING: Open Storage (C)
Chicken House (D)

08048C: CHICKEN HOUSE: LAST WING: Chicken House (E)
Brooder House (F)

WPTC-IV-A: GARAGE

WPTC-IV-B: TRACTOR STORAGE SHED/ CHICKEN HOUSE

WPTC-IV-C: WORKSHOP

ICAP

BUILDING IDENTIFICATION DIRECTORY

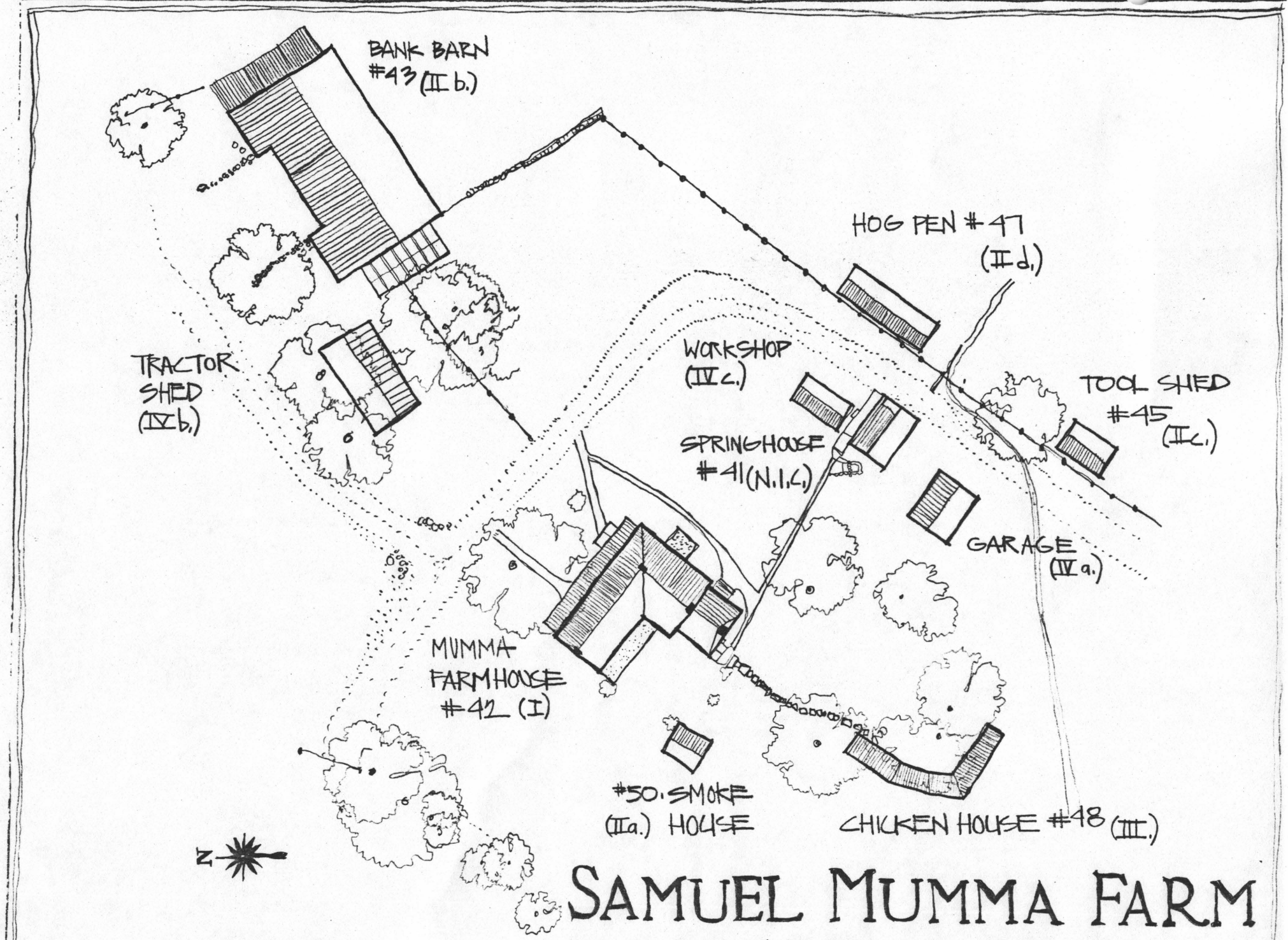
ANTIETAM NATIONAL BATTLEFIELD
MUMMA FARM COMPLEX

ICAP NUMBER &	CLASS	BUILDING NAME	HISTORIC
VOLUME I			
ANTI-3120-08045A	Ia	MUMMA FARM HOUSE: BRICK HOUSE	Y
ANTI-3120-08045B	Ib	MUMMA FARM HOUSE: FRAME ADDITION	Y
ANTI-3120-08045C	Ic	MUMMA FARM HOUSE: KITCHEN ADDITION	N
ANTI-3120-08045D	Id	MUMMA FARM HOUSE: SHED ADDITION	N
VOLUME II			
ANTI-3120-08049	IIa	MUMMA SMOKEHOUSE	Y
ANTI-3120-08050	IIb	MUMMA BANK BARN	Y
ANTI-3120-08046	IIc	TOOL SHED	Y
ANTI-3120-08047	IId	HOG PEN	Y
ANTI-3120-08048A	IIIa	CHICKEN HOUSE/ COAL HOUSE	Y
ANTI-3120-08048B	IIIb	CHICKEN HOUSE/ MIDDLE WING	Y
ANTI-3120-08048C	IIIc	CHICKEN HOUSE/ BROODER HOUSE	N
ANTI-3120-WPTC-IVA		GARAGE	N
ANTI-3120-WPTC-IVB		TRACTOR STORAGE SHED/ CHICKEN HOUSE	N
ANTI-3120-WPTC-IVC		WORKSHOP	N

NOTE: ICAP numbers are organized according to the park alpha code (ANTI), the park organization code (3120), and the IDLCS number for the structure (08045).

The Class numbers (I, II, etc.) assigned by WPTC represent the ranking of structures based on historic significance; the management category prescribed by LCS (MCAT) and the significance level as determined by the National Register listing and also recorded in the LCS.

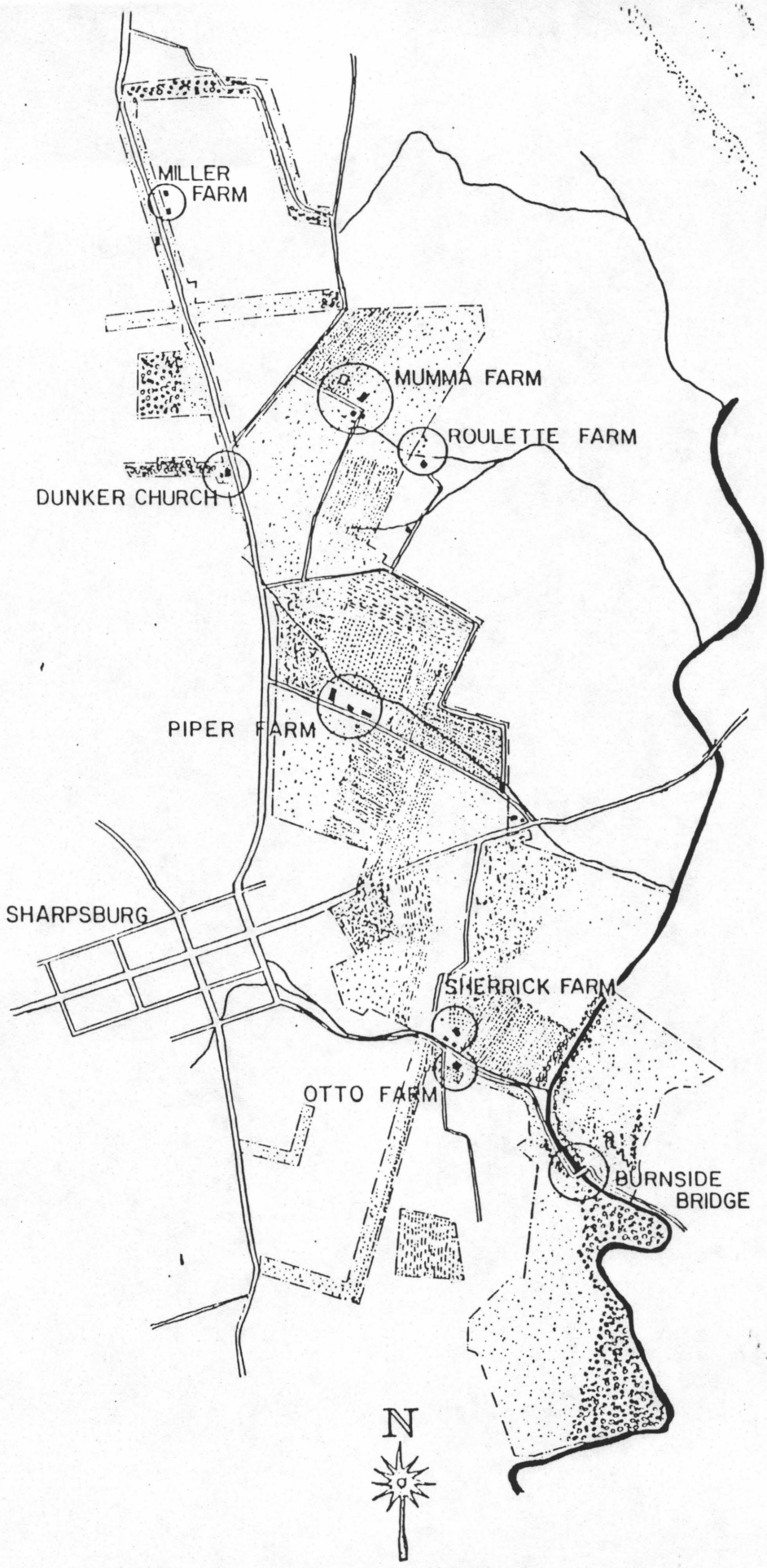
Please refer to Section 1 of the Historic Structures Assessment Reports for further Identification and Management Information.



SAMUEL MUMMA FARM

SITE PLAN BASED ON 1988 HABS DRAWING - NOT TO SCALE

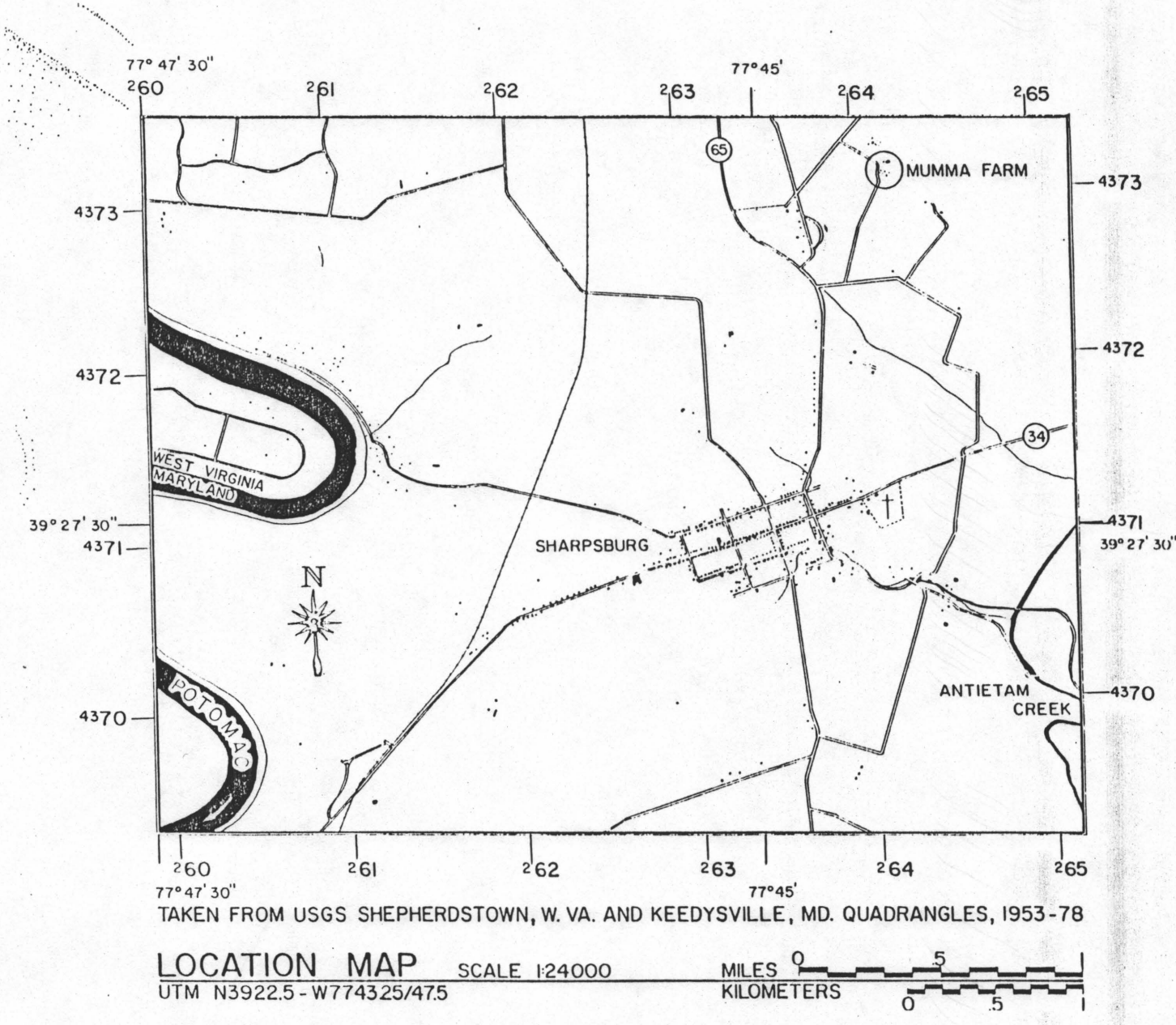
REVISED 02.27.90 tarwp



HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988
By James D. Balachowski

NATIONAL PARK SITE - 1863

JDB



TAKEN FROM USGS SHEPHERDSTOWN, W. VA. AND KEEDYSVILLE, MD. QUADRANGLES, 1953-78

LOCATION MAP SCALE 1:24000

UTM N3922.5 - W774325/47.5

MILES 0 .5

KILOMETERS 0 .5 1

DRAWN BY JOSEPH D. BALACHOWSKI, STEPHEN T. JAMES, 1988

HISTORIC AMERICAN BUILDING SURVEY SITE PLAN, 1988

By James D. Balachowski and Stephen T. James

ICAP DATA

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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

LOCATION NAME/NUMBER ON LOCATION LOCATION NUMBER	ID LCS	HOUSING #	ENERGY #	AGREEMENT ID	DSC PARKCODE	NHL/NR #	HABS/HAER #
MUMMA FARM HOUSE: Brick House/WPTC-IA 3120-08045A	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Frame Addition/WPTC-IB 3120-08045B	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Kitchen Addition/WPTC-IC 3120-08045C	08045	STRUC#0042	N/A			66000038	MD-950A
MUMMA FARM HOUSE: Shed Addition/WPTC-ID 3120-08045D	08045	STRUC#0042	N/A			66000038	MD-950A
Tool Shed/WPTC-IIC 3120-08046	08046	STRUC#0045	N/A			66000038	N/A
Hog Pen/WPTC-IID 3120-08047	08047	STRUC#0047	N/A			66000038	N/A
Oldest Wing: Coal Bin (A) & Chicken House (B)/WPTC-III 3120-08048A	08048	STRUC#0048	N/A			66000038	N/A
Middle Wing: Open Storage (C) & Chicken House (D)/WPTC-III 3120-08048B	08048	STRUC#0048	N/A			66000038	N/A
Last Wing: Chicken House (E) & Brooder House (F)/WPTC-III 3120-08048C	08048	STRUC#0048	N/A			66000038	N/A
MUMMA SMOKEHOUSE/WPTC-IIA 3120-08049	08049	STRUC#0050	N/A			66000038	MD-950D
MUMMA BARN/WPTC-IIB 3120-08050	08050	STRUC#0043	N/A			66000038	MD-950B
Garage/WPTC-IVA 3120-WPTC-IVA	N/A	STRUC#0046	N/A			N/A	N/A
Tractor Storage Shed/ Chicken House/WPTC-1VB 3120-WPTC-IVB	N/A	STRUC#0049	N/A			N/A	N/A
Workshop/WPTC-IVC 3120-WPTC-IVC	N/A	STRUC#0044	N/A			N/A	N/A

LOCATION NUMBER/LOCATION NAME		INSPECTION DATE
3120-08045A	MUMMA FARM HOUSE: Brick House	June 25, 1990
3120-08045B	MUMMA FARM HOUSE: Frame Addition	August 2, 1990
3120-08045C	MUMMA FARM HOUSE: Kitchen Addition	July 6, 1990
3120-08045D	MUMMA FARM HOUSE: Shed Addition	June 29, 1990
3120-08046	Tool Shed	May 8, 1990
3120-08047	Hog Pen	May 2, 1990
3120-08048A	Oldest Wing: Coal Bin (A) & Chicken House (B)	May 2, 1990
3120-08048B	Middle Wing: Open Storage (C) & Chicken House (D)	May 2, 1990
3120-08048C	Last Wing: Chicken House (E) & Brooder House (F)	May 2, 1990
3120-08049	MUMMA SMOKEHOUSE	May 8, 1990
3120-08050	MUMMA BARN	May 17, 1990
3120-WPTC-IVA	Garage	May 1, 1990
3120-WPTC-IVB	Tractor Storage Shed/ Chicken House	May 1, 1990
3120-WPTC-IVC	Workshop	May 30, 1990

SMOKEHOUSE 08049

NATIONAL PARK SERVICE

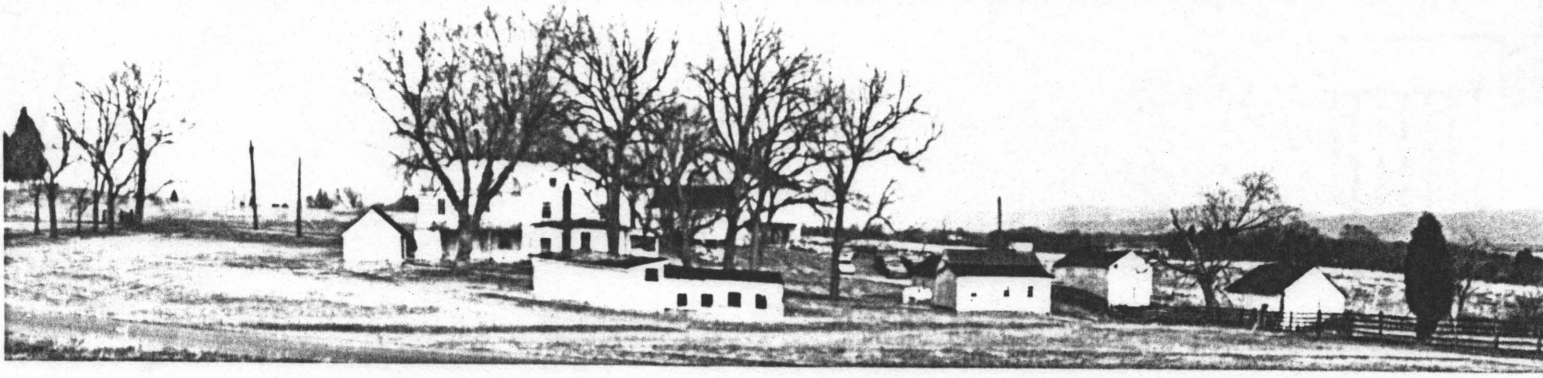
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA SMOKEHOUSE, 08049



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

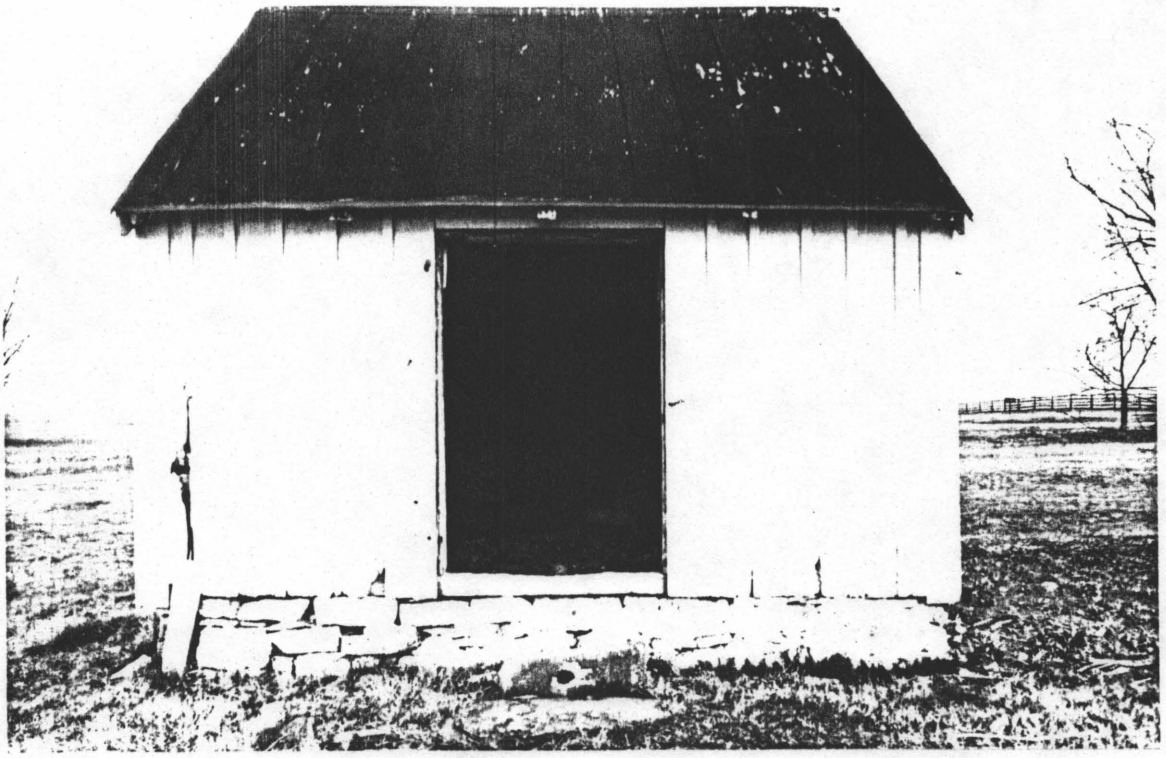
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

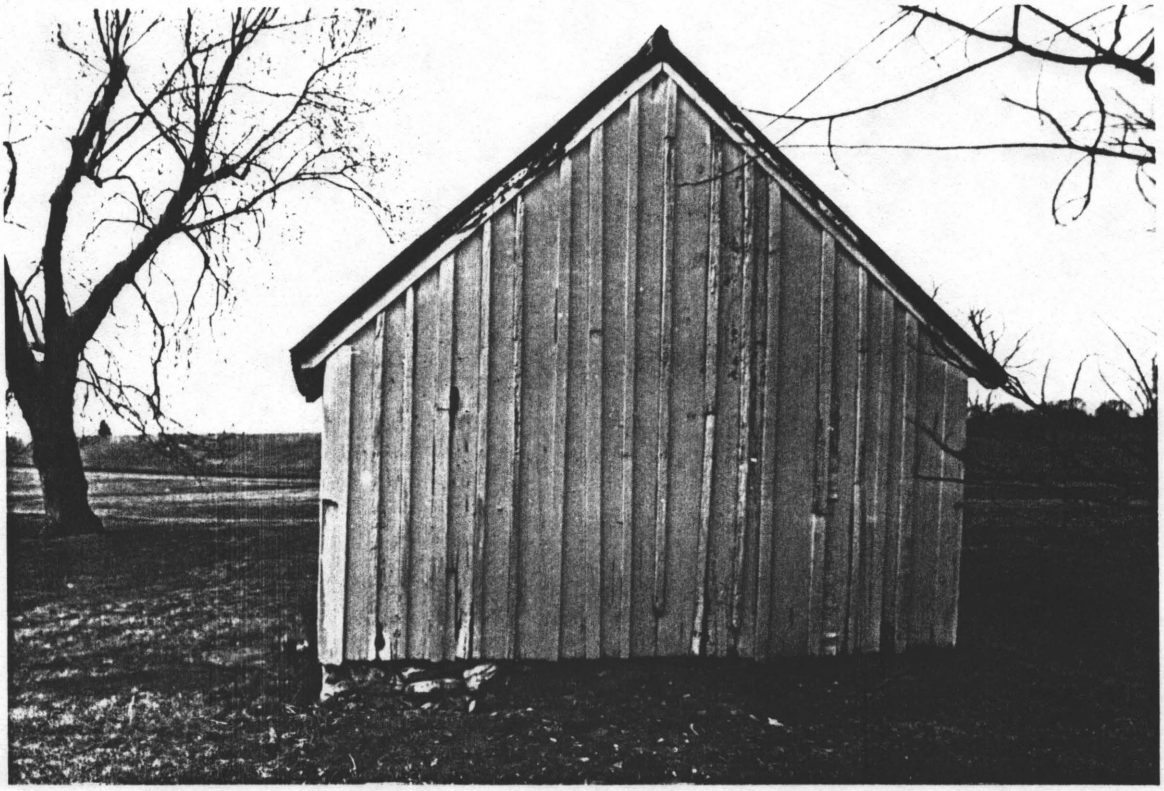
Williamsport, Maryland

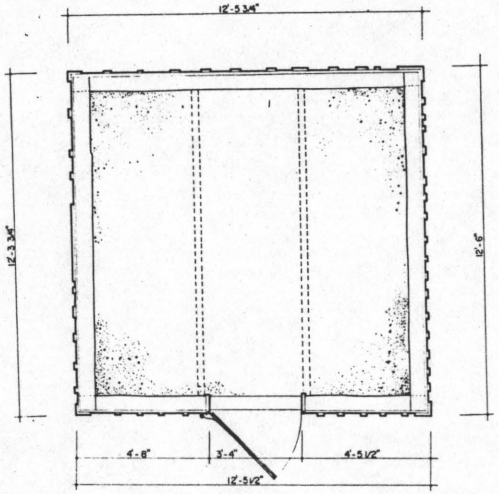
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

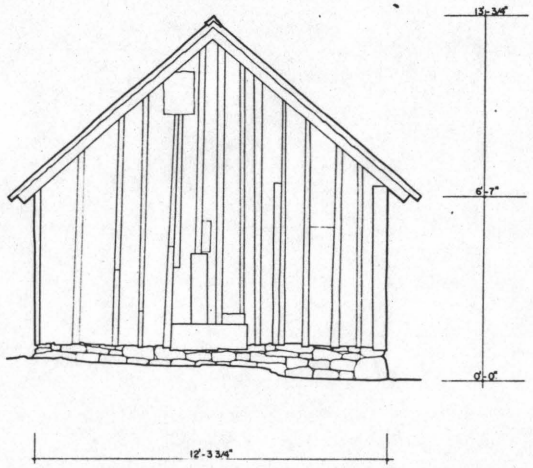


MUMMA SMOKEHOUSE

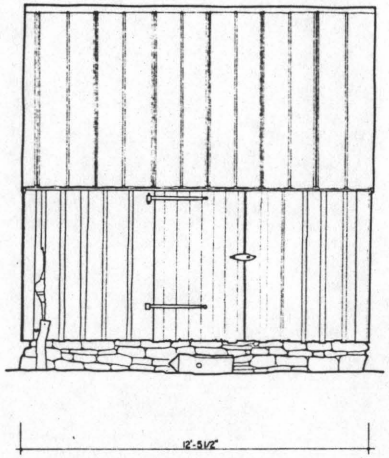




PLAN



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

FT 1/2" = 1'-0"
0 1 2 3
CM 1:24
0 50 100

N

MATERIALS:
ROOF: DOUBLE AND SINGLE SEAM METAL
WALLS: BOARD AND BATTEN OVER LOG AND TIMBER
FLOOR: EARTH
FOUNDATION: UNCUT STONE

NAME AND LOCATION OF STRUCTURE:
SAMUEL MUMMA FARM - SMOKEHOUSE
WASHINGTON CO. MARYLAND

SURVEY NO. MD-950D

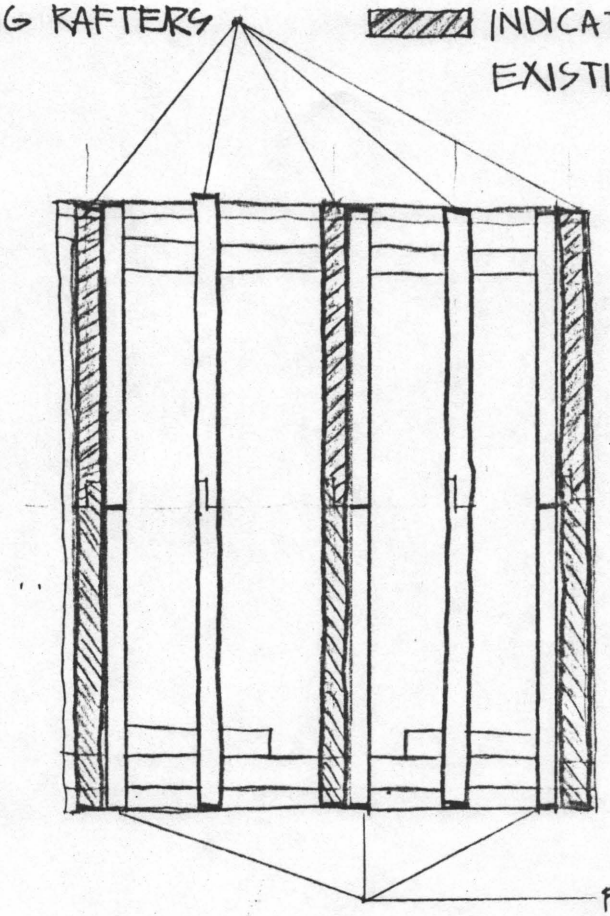
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 1 SHEETS

DRAWN BY: LESLIE P. TERGAS, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
HARPERS FERRY

EXISTING RAFTERS

INDICATES DETERIORATION of EXISTING RAFTER.



PROPOSED "SISTER" RAFTERS

ROOF FRAMING PLAN

MUMMA SMOKEHOUSE

(NOT TO SCALE)

IDLCS 08049

302	18,002-A
03.08.96	HFC-WPTC

SHEET 1 of 1

****

--EXECUTIVE SUMMARY----------

SIGNIFICANCE: National, secondary historic structure, some speculation as to actual date of construction, may be pre-1864 and relocated from another site on the farm.

ARCHITECTURAL DESCRIPTION: Square vernac style ag outbldg w/ high visual character, hewn structl log walls w/ extr vert board & batten siding, standg seam mtl rf over wd shgl

Why abbreviate?

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES: N/A

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see site map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketwon Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0050
- MANAGEMENT UNIT: ANTI/0050
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/80
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 8000
- SF 1166 DESIGNATION: ALL OTHER
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IIA
- LCS ID NUMBER: 08049
- HOUSING NUMBER: STRUC#0050
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 15500
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1864-1920

SIZE INFORMATION
- TOTAL FLOOR AREA: 155 SF
- FIRST FLOOR AREA: 155 SF
- ADDITIONAL FLOOR AREA: 0 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 250 SF
- PERIMETER LENGTH: 50 LF
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 1
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--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:
SEE 08045A for applicable codes.

OCCUPANCY CLASSIFICATION: Not occupied
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: National
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
AGRICULTURAL OUTBUILDING

CURRENT FUNCTION:
AGRICULTURAL OUTBUILDING
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS dwgs; plans & elevs. (1 sht)	MD950D	1987-88	Library of Congress, DSC PARKCODE 302, parkfile
Smokehouse Roof Framing Plan	18002A	03-08-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--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: MD-950D HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. 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: 1864-1920 CONSTRUCTION: Built TEXT: Log frame w/ bd sdg & standing seam metal roof
COST: $ 0 DESIGNER: Vernacular; Orndorff/ Mumma DESIGNER'S OCCUPATION: Other

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

Structure was evaluated using the level two inventory, comprehensive ICAP format.

INSPECTION TEAM

DATE OF INSPECTION: 05/08/90

INSPECTION TEAM PERSONNEL:

Elizabeth Sasser, AIA
Historical Architect
NPS-WPTC
205 W Potomac St.
Williamsport, MD 21795
(301) 223-7872
AREAS: 08049
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 0 HRS.

Christian Bookter
Exhibit Specialist/Restor
WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08049
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 4 HRS.

Thomas Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08049
TIMES:
INSPECTION: 0 HRS.
REPORT PREPARATION: 2 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 06/01/90
NAME: Bookter, Vitanza
ADDRESS: WPTC

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	B&B random widths 10"-16", circ sawn 2-	406	SF	TOTAL
	MM UNIT: ANTI/0050	3" battens,W elev 4-6" battens & 11"skir	142	SF	GOOD
	HISTORIC RATING: 2	bd, corner bd metal patches applied @	122	SF	FAIR
	REVISION DATE: 06/18/90		142	SF	POOR
	NOTES: det. areas, numerous replaced/patched battens				
4112	WALLS:WALL STRUCTURE	hewn oak logs sq 2 sides 8-10" dia V not	406	SF	TOTAL
	MM UNIT: ANTI/0050	ched splt wd chinking,mud/lime daubbing	330	SF	GOOD
	HISTORIC RATING: 1	gable ends vert bd & batt siding	60	SF	FAIR
	REVISION DATE: 06/18/90		16	SF	POOR
4113	WALLS:WALL INSULATION	not applicable			
	MM UNIT: ANTI/0050				
	HISTORIC RATING: 0				
	REVISION DATE: 06/04/90				
4131	FLOORS:FLOOR SURFACE	entry-one embedded stone & one pc of	4	SF	TOTAL
	MM UNIT: ANTI/0050	broken concrete fence post	4	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
4151	DOORS:DOOR FRAME	2 pcs of 1x6x5' wood for door jamb and	2	EA	TOTAL
	MM UNIT: ANTI/0050	securing butt end of logs @ opening	2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 06/18/90		0	EA	POOR
4152	DOORS:DOOR	wood vert. t&g w z brace w 1" x on back	1	EA	TOTAL
	MM UNIT: ANTI/0050	side	1	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/18/90		0	EA	POOR
	NOTES: not hung, propped against wall on inside				
4155	DOORS:DOOR HARDWARE	2 hand made gate hinges 20"l 1 1/2" w	5	EA	TOTAL
	MM UNIT: ANTI/0050	tapered to 3/4" w/ circ tip, 1 hamd made	4	EA	GOOD
	HISTORIC RATING: 1	2"l w/ curved finger hold, 2" hinge pin	1	EA	FAIR
	REVISION DATE: 06/18/90		0	EA	POOR
	NOTES: w/spike				
4161	FINISHES:COATINGS	Ext paint over whitewash	406	SF	TOTAL
	MM UNIT: ANTI/0050		406	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
	NOTES: paint is recent good condition does not reflect condition of substrate				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	dirt w/asphalt topping, dirt&rubble	155	SF	TOTAL
	MM UNIT: ANTI/0050	floor built up to top of stone fdn	0	SF	GOOD
	HISTORIC RATING: 5		155	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
4214	FLOORS:FLOOR INSULATION	not applicable			
	MM UNIT: ANTI/0050				
	HISTORIC RATING: 0				
	REVISION DATE: 06/04/90				
4221	WALLS:WALL SURFACE	exposed hewn logs w/mud daubing, pcs of	406	SF	TOTAL
	MM UNIT: ANTI/0050	sheet metal & old vehicle license plates	325	SF	GOOD
	HISTORIC RATING: 1	scabbed here & there	0	SF	FAIR
	REVISION DATE: 06/18/90		81	SF	POOR
	NOTES: deficiencies noted on 4112				
4232	CEILINGS:CLG STRUCTURE	1 5"x4"x11' hewn 3 sides, 1 6 1/2" x 3"	155	SF	TOTAL
	MM UNIT: ANTI/0050	x11' ratchet sawn clg joists-morticed	0	SF	GOOD
	HISTORIC RATING: 2	into SE & SW rafterplates	155	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
	NOTES: joists used to hang meat				
4261	FINISHES:COATINGS	whitewash over wood and masonry sub-	406	SF	TOTAL
	MM UNIT: ANTI/0050	strate	0	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 06/18/90		406	SF	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	2'2"x9'5" dbl V metal sheets bent over	3	SQ	TOTAL
	MM UNIT: ANTI/0050	and nailed @ gable ends	3	SQ	GOOD
	HISTORIC RATING: 4		0	SQ	FAIR
	REVISION DATE: 06/18/90		0	SQ	POOR
	NOTES: metal roof placed over earlier wood shingle roof				
4312	SYSTEM:ROOF SHEATHING	1"x2 1/2" & 6" ratchet sawn bds spaced	109	SF	TOTAL
	MM UNIT: ANTI/0050	5" oc	0	SF	GOOD
	HISTORIC RATING: 2		109	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4313	SYSTEM:ROOF STRUCTURE	hewn timber rafters morticed&tenoned &	32	SF	TOTAL
	MM UNIT: ANTI/0050	pegged @ peak, birdmouthed @ rafter plat	0	SF	GOOD
	HISTORIC RATING: 1	tails exposed 7", Spaced 3' oc	16	SF	FAIR
	REVISION DATE: 06/18/90		16	SF	POOR
4314	SYSTEM:ROOF INSULATION	not applicable			
	MM UNIT: ANTI/0050				
	HISTORIC RATING: 0				
	REVISION DATE: 06/18/90				
4316	SYSTEM:ROOF EAVES	exposed hewn raftertails on SE & NW	7	LF	TOTAL
	MM UNIT: ANTI/0050	elev, w/7" exposure	3	LF	GOOD
	HISTORIC RATING: 1		0	LF	FAIR
	REVISION DATE: 06/18/90		4	LF	POOR
4322	OPENINGS:ROOF VENTILATION	not applicable			
	MM UNIT: ANTI/0050				
	HISTORIC RATING: 0				
	REVISION DATE: 06/18/90				
4340	FLASHING:ROOF FLASHING	prefab metal ridge flashing	12	LF	TOTAL
	MM UNIT: ANTI/0050		12	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 06/18/90		0	LF	POOR
4360	FINISHES:ROOF FINISH	black matte paint over galv metal roof	146	SF	TOTAL
	MM UNIT: ANTI/0050		131	SF	GOOD
	HISTORIC RATING: 5		15	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	dry laid whitewashed limestone wall	48	SF	TOTAL
	MM UNIT: ANTI/0050	exposed @ SE, Sw & part. exposed @ NE	46	SF	GOOD
	HISTORIC RATING: 1	NW elv covered by 1x12 horz laid bd	2	SF	FAIR
	REVISION DATE: 06/18/90		0	SF	POOR
4412	WALLS:FDN WALL STRUCTURE	12" thick coursed limestone perimeter	48	SF	TOTAL
	MM UNIT: ANTI/0050	fdn wall- no apparent footing	46	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 06/18/90		2	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4413	WALLS:FDN VENTILATION MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4416	WALLS:FDN INSULATION MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4612	PLUMBING:WASTE PIPE NET MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4618	PLUMBING:WATER TREAT SYS MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4652	HVAC:HVAC EQUIPMENT MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4733	FIRE DETECTION:FD DETECTOR MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4761	SEISMIC:STRUCTURAL MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	sloped grass lawn	480 360 0 120	SF SF SF SF	TOTAL GOOD FAIR POOR
4913	SITE FEATURES:VEGETATION MM UNIT: ANTI/0050 HISTORIC RATING: 0 REVISION DATE: 06/04/90	not applicable			

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	EXTERIOR ENVELOPE					
4111	WALLS	partial deterioration, split	replace in kind, renail loose	122	SF	$ 0
	WALL SURFACE	bds, woodpecker damage	battens			0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2	n/a				
4111	WALLS	complete deterioration of b&b	replace bds over 50% det.	142	SF	$ 0
	WALL SURFACE	siding due to moisture and				0
	PRIORITY: SERIOUS	insect damage				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4112	WALLS	missing & cracked daubbing,	patch missing daubbing, defer	60	SF	$ 0
	WALL STRUCTURE	port. mortar patches, top sill	repair of rafter plate until			0
	PRIORITY: MINOR	@ rafter landing det., sill	future restoration			0
	CONDITION: FAIR	logs in contact w/earth				=======
	SOURCE:					$ 0
	RATING: 1					
4112	WALLS	two logs south wall completely	defer replacement of damaged	16	SF	$ 0
	WALL STRUCTURE	deteriorated	logs until future rest effort			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4155	DOORS	1 missing hinge pin w/ spike	replace hinge pin w/spike	1	EA	$ 0
	DOOR HARDWARE					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
	INTERIOR ENVELOPE					
4211	FLOORS	soil contact around sill log	remove asphalt covering and	155	SF	$ 0
	FLOOR SURFACE	asphalt covering compromised	soil to a level beneath sill			0
	PRIORITY: MINOR	by rodent burrowing	logs (min 6")			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 5					

,ork Recommendations MUMMA SMOKEHOUSE
by Division **********

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4221	WALLS	daubing cracked and/or missing	remove existing daubing &	81	SF	$ 0
	WALL SURFACE	loss of adhesion to logs on	replace in kind			0
	PRIORITY: MINOR	existing daubbing				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4232	CEILINGS	fungal attack and minor insect	none	155	SF	$ 0
	CLG STRUCTURE	damage				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4261	FINISHES	whitewash eroded, loss of	prepare surface and reapply	406	SF	$ 0
	COATINGS	adhesion	whitewash			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
ROOF						
4312	SYSTEM	mildew & water stain present	wash w/ bleach solution	109	SF	$ 0
	ROOF SHEATHING	on bds				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4313	SYSTEM	water stain, dry rot, deter.	brace exist. rafters w/ sister	16	SF	$ 0
	ROOF STRUCTURE	at rafter plate seat				0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4313	SYSTEM	advanced stages of deterioratn	brace existing rafters w/	16	SF	$ 0
	ROOF STRUCTURE		sisters			0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
ROOF					
4316 SYSTEM	rafter tails severely weatherd	repair rafter tails	4	LF	$ 0
ROOF EAVES					0
PRIORITY: SERIOUS					0
CONDITION: POOR					=======
SOURCE:					$ 0
RATING: 1					
4360 FINISHES	chipping peeling beginning to	prepare surface and coat roof	15	SF	$ 0
ROOF FINISH	occur	w/ penetrol			0
PRIORITY: MINOR					0
CONDITION: FAIR					=======
SOURCE:					$ 0
RATING: 5					
FOUNDATION					
4411 WALLS	stone missing @ SW elev	replace missing stone	2	SF	$ 0
FDN WALL SURFACE	providing egress to critters				0
PRIORITY: SERIOUS					0
CONDITION: FAIR					=======
SOURCE:					$ 0
RATING: 1					
4412 WALLS	large rodent hole undermining	remove critter and refill	2	SF	$ 0
FDN WALL STRUCTURE	NW elev	tunnel			0
PRIORITY: SERIOUS					0
CONDITION: POOR					=======
SOURCE:					$ 0
RATING: 1					
GENERAL BUILDING/SITE					
4912 SITE FEATURES	neg dng NW elev	none	120	SF	$ 0
GRADE/DRAINAGE					0
PRIORITY: MINOR					0
CONDITION: POOR					=======
SOURCE:					$ 0
RATING: 0					

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4313	ROOF	advanced stages of deterioratn	brace existing rafters w/	16	SF	$ 0
	SYSTEM		sisters			0
	ROOF STRUCTURE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
SERIOUS						
4111	EXTERIOR ENVELOPE	complete deterioration of b&b	replace bds over 50% det.	142	SF	$ 0
	WALLS	siding due to moisture and				0
	WALL SURFACE	insect damage				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4313	ROOF	water stain, dry rot, deter.	brace exist. rafters w/ sister	16	SF	$ 0
	SYSTEM	at rafter plate seat				0
	ROOF STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4316	ROOF	rafter tails severely weatherd	repair rafter tails	4	LF	$ 0
	SYSTEM					0
	ROOF EAVES					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4411	FOUNDATION	stone missing @ SW elev	replace missing stone	2	SF	$ 0
	WALLS	providing egress to critters				0
	FDN WALL SURFACE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4412	FOUNDATION	large rodent hole undermining	remove critter and refill	2	SF	$ 0
	WALLS	NW elev	tunnel			0
	FDN WALL STRUCTURE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4111	EXTERIOR ENVELOPE	partial deterioration, split	replace in kind, renail loose	122	SF	$ 0
	WALLS	bds, woodpecker damage	battens			0
	WALL SURFACE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2	n/a				
4112	EXTERIOR ENVELOPE	missing & cracked daubbing,	patch missing daubbing, defer	60	SF	$ 0
	WALLS	port. mortar patches, top sill	repair of rafter plate until			0
	WALL STRUCTURE	@ rafter landing det., sill	future restoration			0
	CONDITION: FAIR	logs in contact w/earth				=======
	SOURCE:					$ 0
	RATING: 1					
4112	EXTERIOR ENVELOPE	two logs south wall completely	defer replacement of damaged	16	SF	$ 0
	WALLS	deteriorated	logs until future rest effort			0
	WALL STRUCTURE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4155	EXTERIOR ENVELOPE	1 missing hinge pin w/ spike	replace hinge pin w/spike	1	EA	$ 0
	DOORS					0
	DOOR HARDWARE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4211	INTERIOR ENVELOPE	soil contact around sill log	remove asphalt covering and	155	SF	$ 0
	FLOORS	asphalt covering compromised	soil to a level beneath sill			0
	FLOOR SURFACE	by rodent burrowing	logs (min 6")			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 5					
4221	INTERIOR ENVELOPE	daubing cracked and/or missing	remove existing daubing &	81	SF	$ 0
	WALLS	loss of adhesion to logs on	replace in kind			0
	WALL SURFACE	existing daubbing				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					

by Priority **********

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	MINOR					
4232	INTERIOR ENVELOPE	fungal attack and minor insect	none	155	SF	$ 0
	CEILINGS	damage				0
	CLG STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4261	INTERIOR ENVELOPE	whitewash eroded, loss of	prepare surface and reapply	406	SF	$ 0
	FINISHES	adhesion	whitewash			0
	COATINGS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4312	ROOF	mildew & water stain present	wash w/ bleach solution	109	SF	$ 0
	SYSTEM	on bds				0
	ROOF SHEATHING					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4360	ROOF	chipping peeling beginning to	prepare surface and coat roof	15	SF	$ 0
	FINISHES	occur	w/ penetrol			0
	ROOF FINISH					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 5					
4912	GENERAL BUILDING/SITE	neg dng NW elev	none	120	SF	$ 0
	SITE FEATURES					0
	GRADE/DRAINAGE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					

MUMA BARN 08050

NATIONAL PARK SERVICE

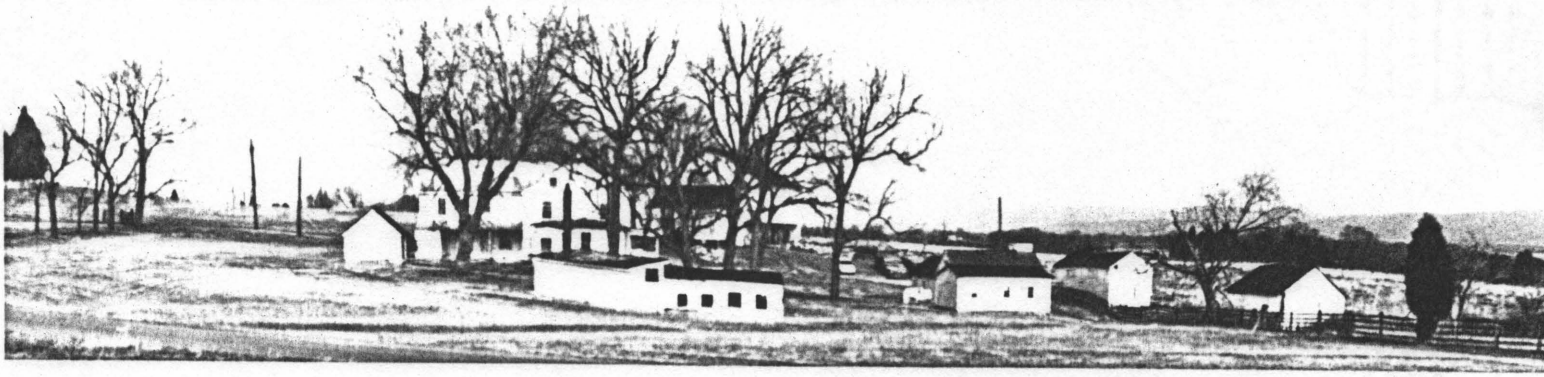
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

MUMMA BANK BARN, 08050



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

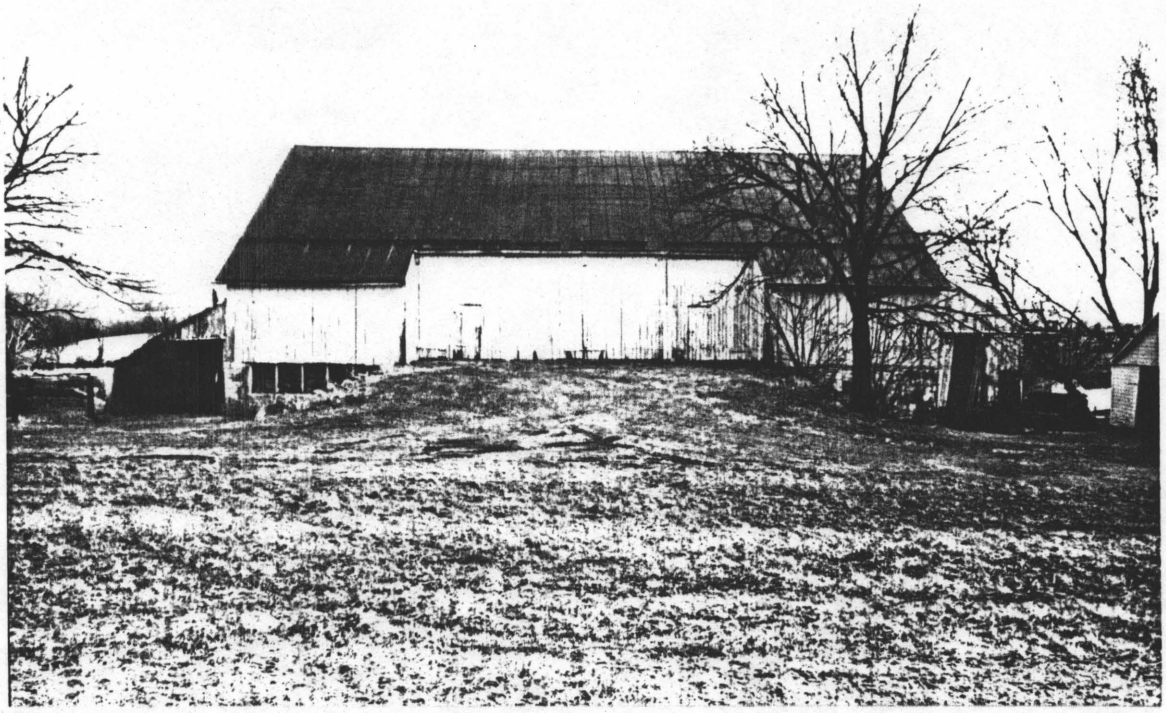
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

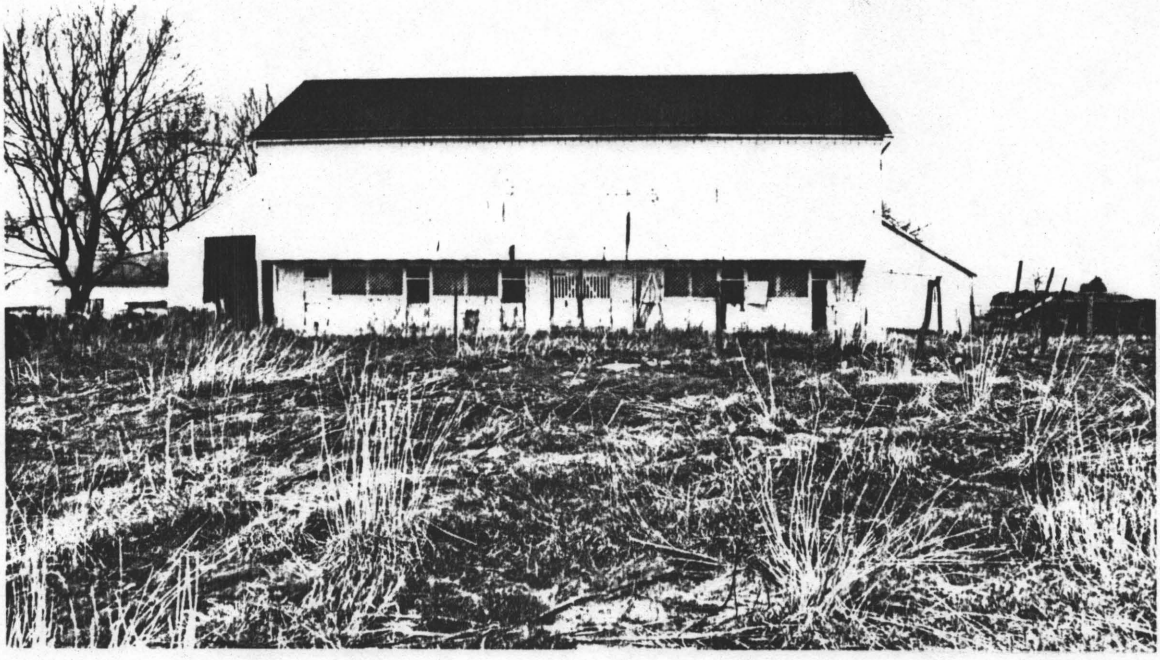
Williamsport, Maryland

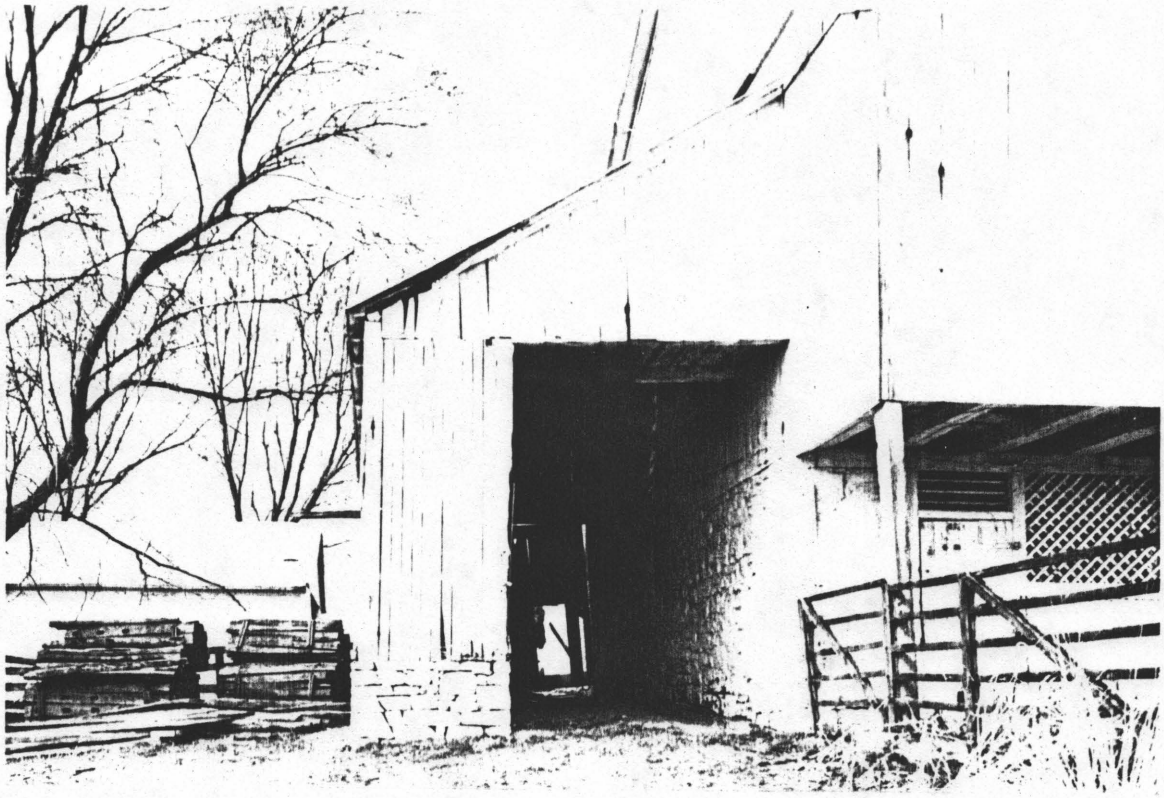
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

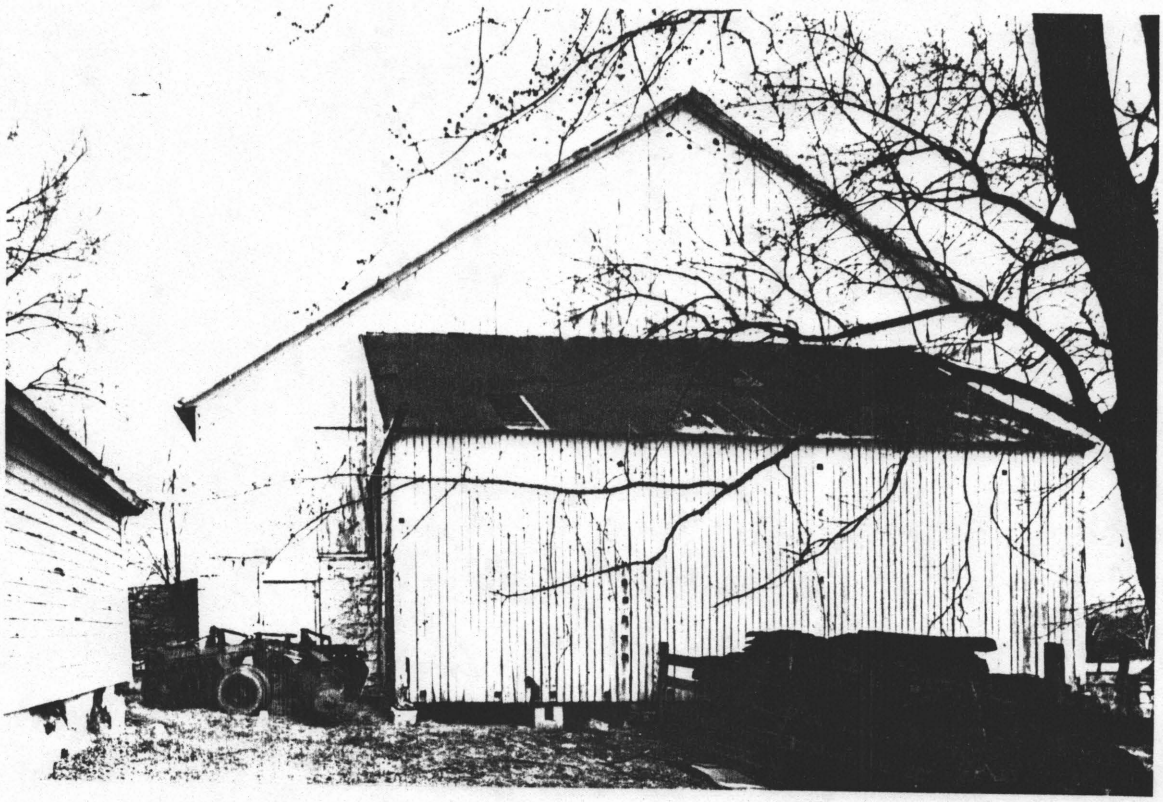


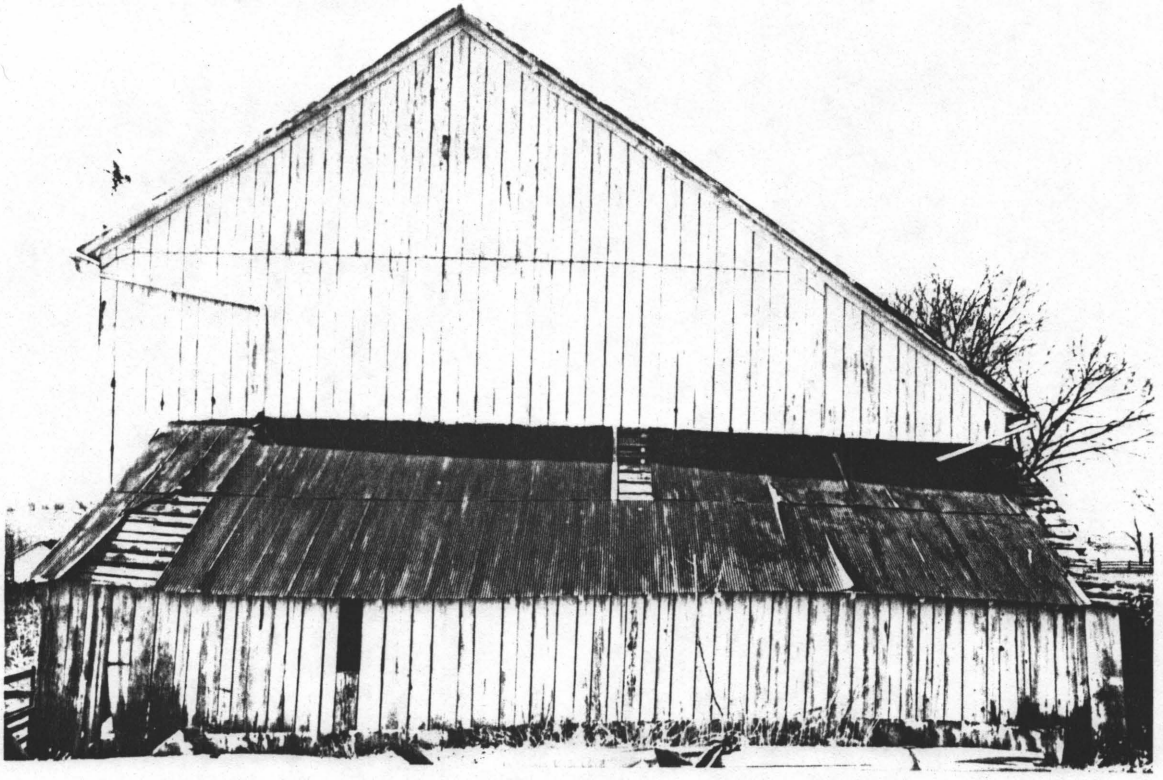
MUMMA BANK BARN: Northwest Elevation (above)
Southeast Elevation (below)



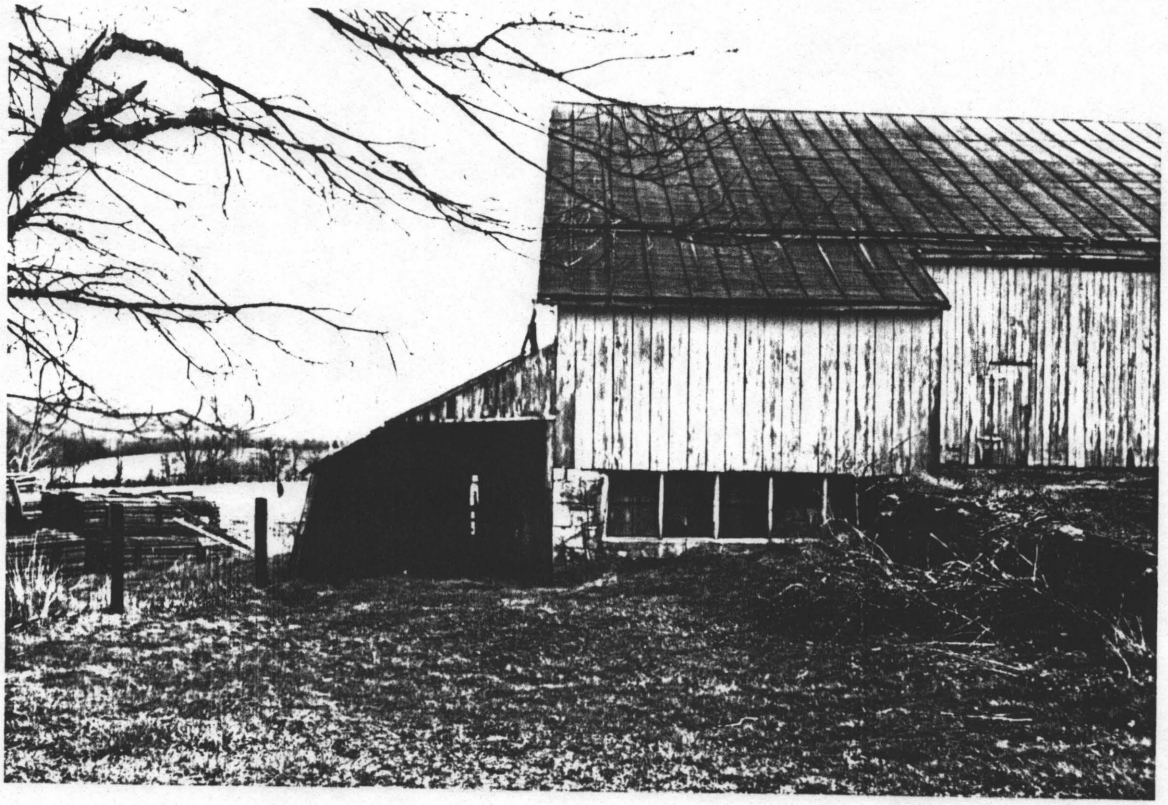


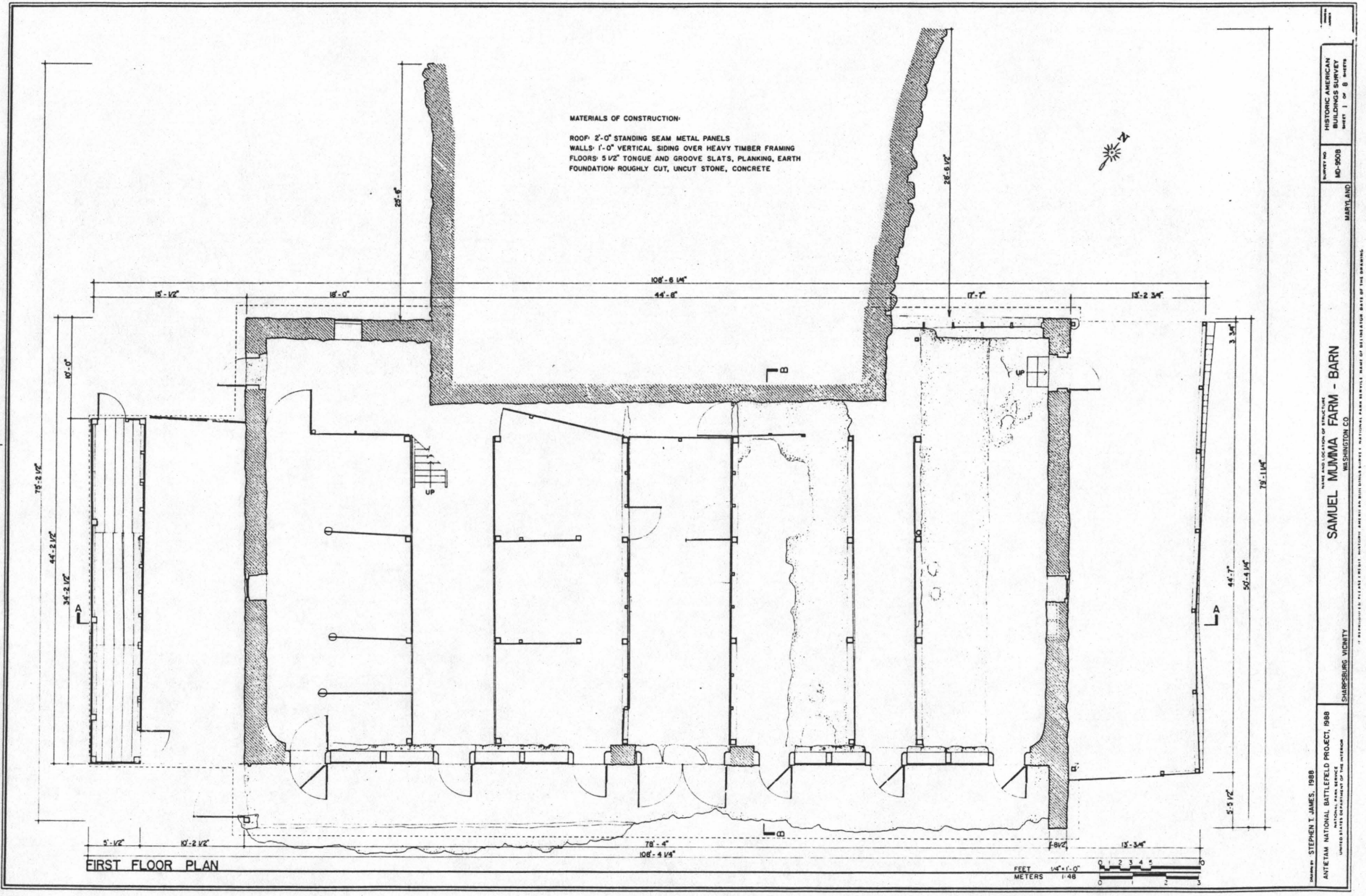
MUMMA BANK BARN: Corn Crib & Wagon Storage Structure





MUMMA BANK BARN: Implement Storage Shed Addition





FIRST FLOOR PLAN

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - BARN
WASHINGTON CO.
MARYLAND

SURVEY NO.
MD-5008

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 8 SHEETS

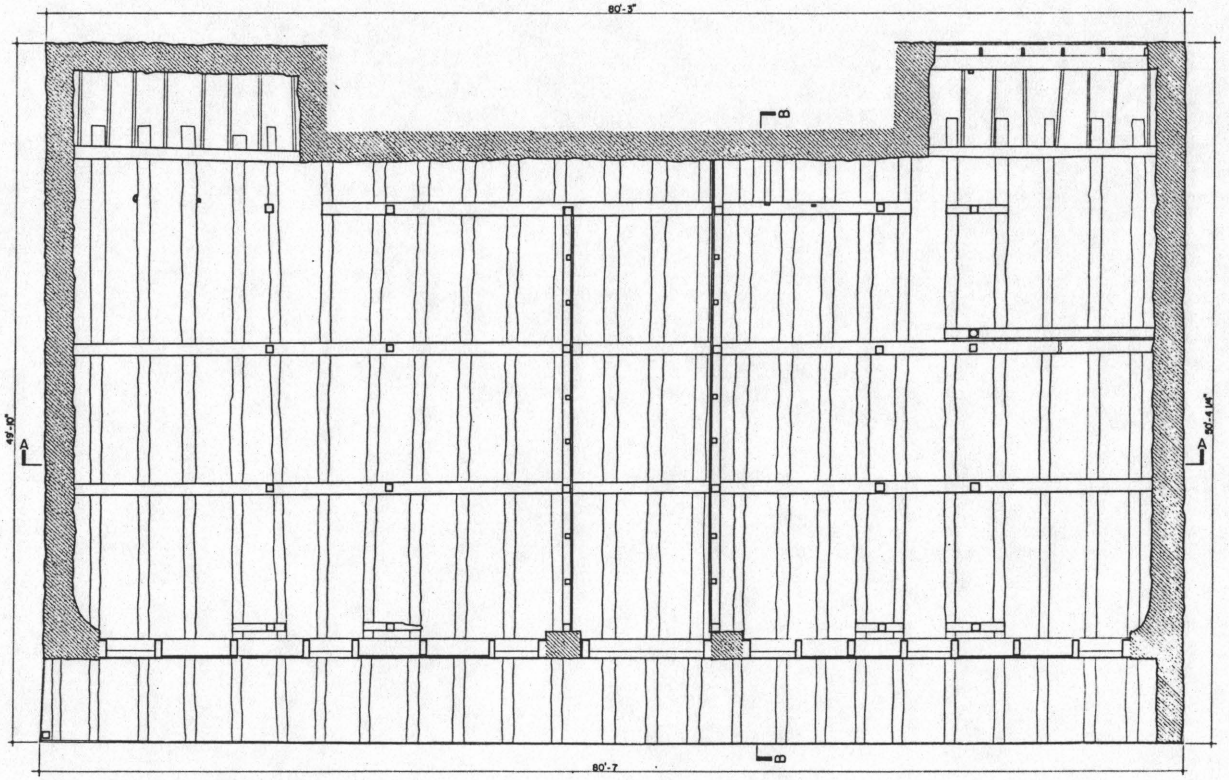
DRAWN BY: STEPHEN T. JAMES, 1988
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SHARPSBURG VICINITY

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REFLECTED CEILING PLAN

FEET: 1/4" = 1'-0"
METERS: 1:48



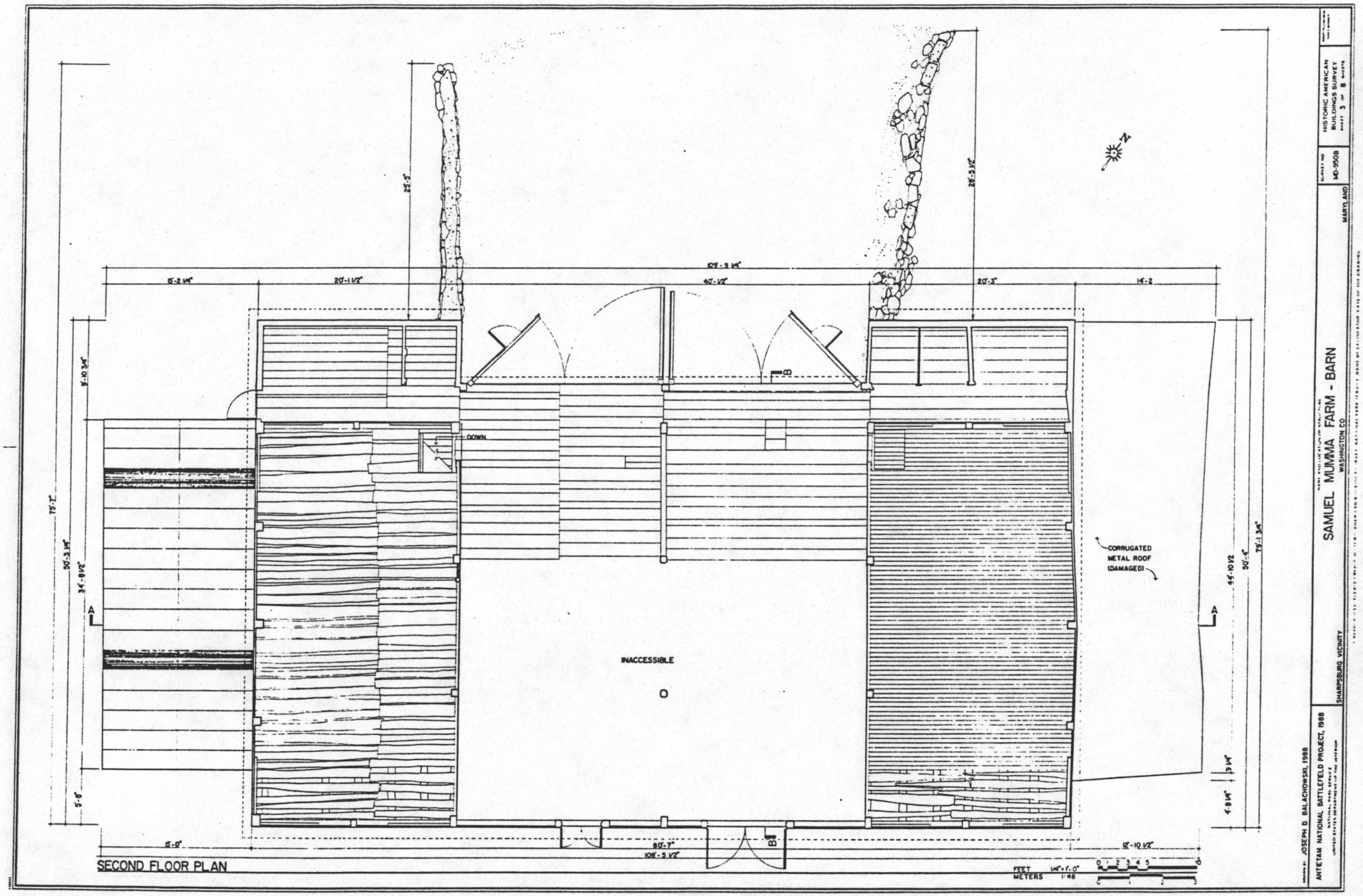
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ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - BARN
WASHINGTON CO.
SHARPSBURG VICINITY
MARYLAND

SURVEY NO.
MD-950B

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 8 SHEETS

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE NAME OF DELINEATION DATE OF THE DRAWING



SECOND FLOOR PLAN

SAMUEL MUMMA FARM - BARN

WASHINGTON CO. MARYLAND

SHARPSBURG VICINITY

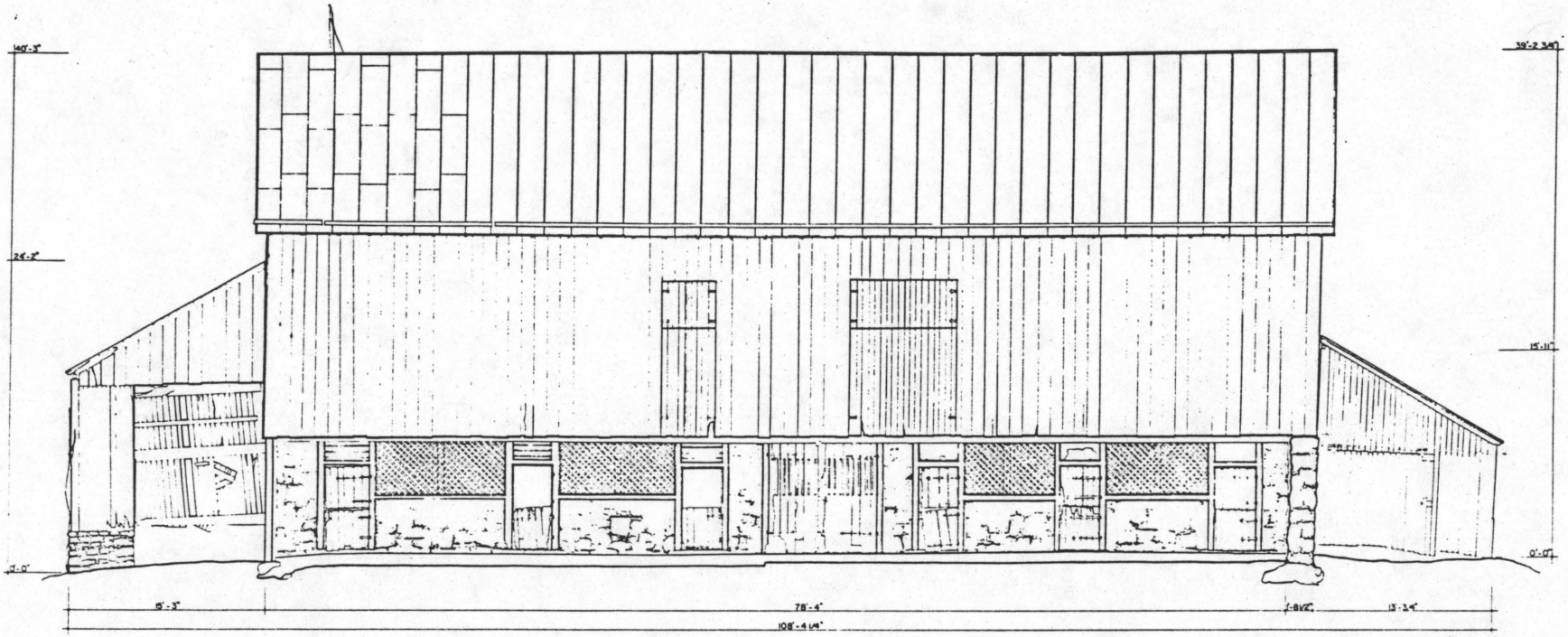
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

JOSEPH D. BALACHOWSKI, 1988

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 8 SHEETS

SURVEY NO. MD-950B



SOUTHEAST ELEVATION

FEET: 1/4"=1'-0"
METERS 1:48

0 1 2 3 4 5
0 2

SAMUEL MUMMA FARM - BARN

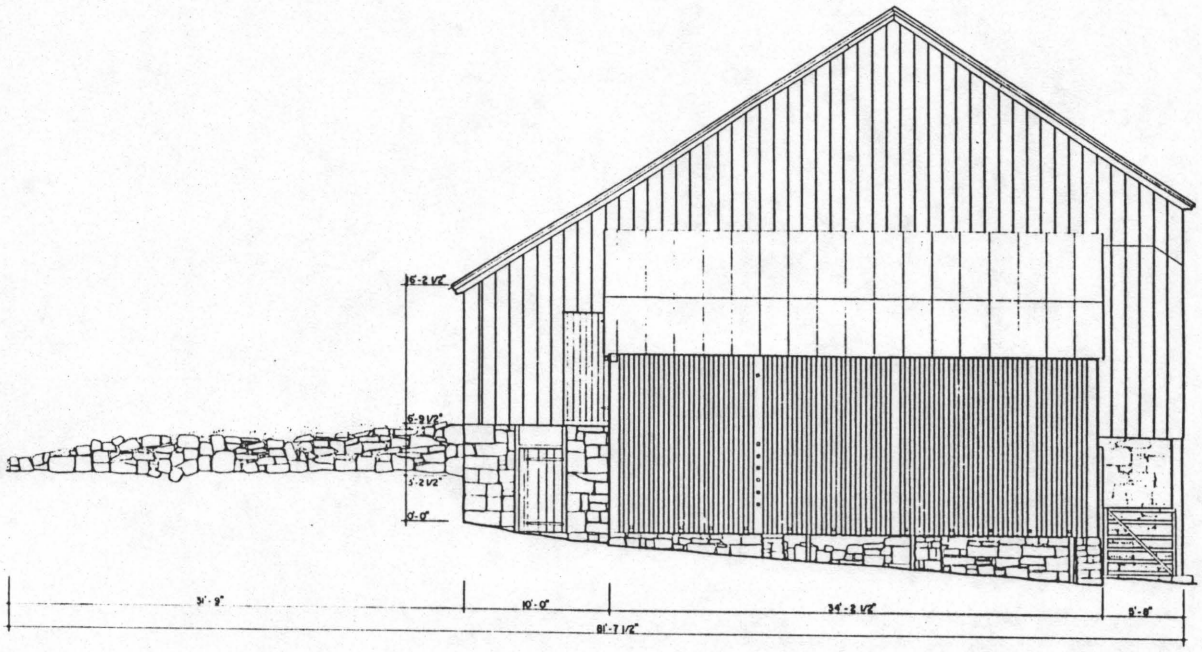
MARYLAND

SURVEY NO. MD-1908

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 8 SHEETS

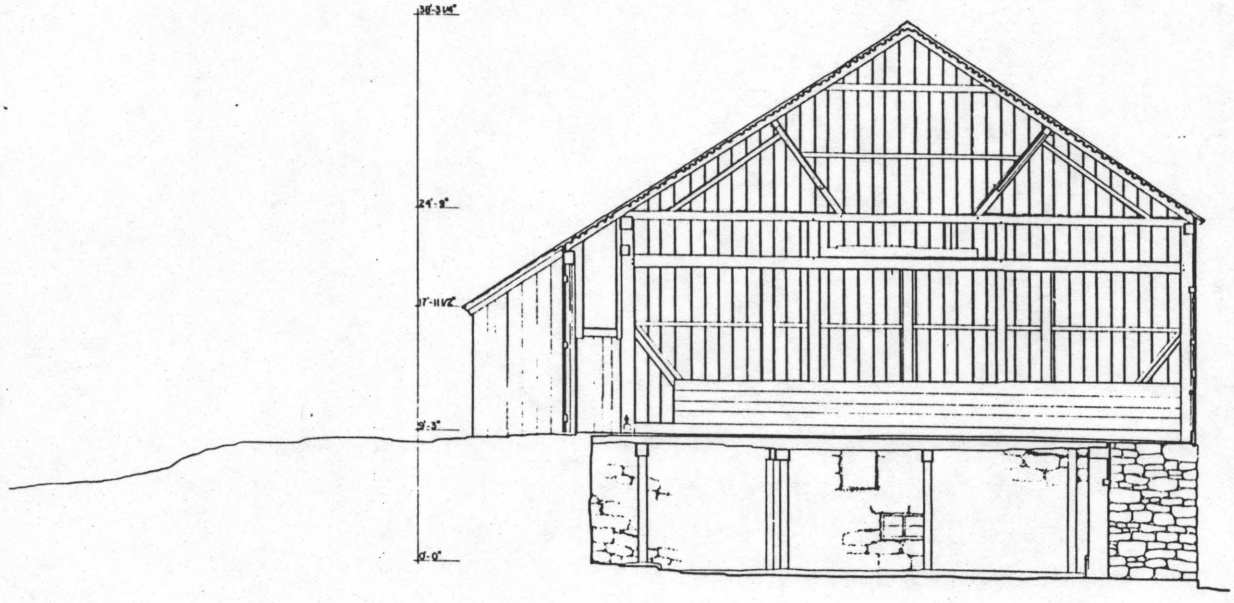
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988

TINA L. FONG, 1988



SOUTHWEST ELEVATION
JOB

FEET: 1/4"=1'-0"
METERS: 1:48



SECTION B-B
LPT

FEET: 1/4"=1'-0"
METERS: 1:48

DRAWN BY: JOSEPH D. BALACHOWSKI, LESLIE P. TERGAS, 1988

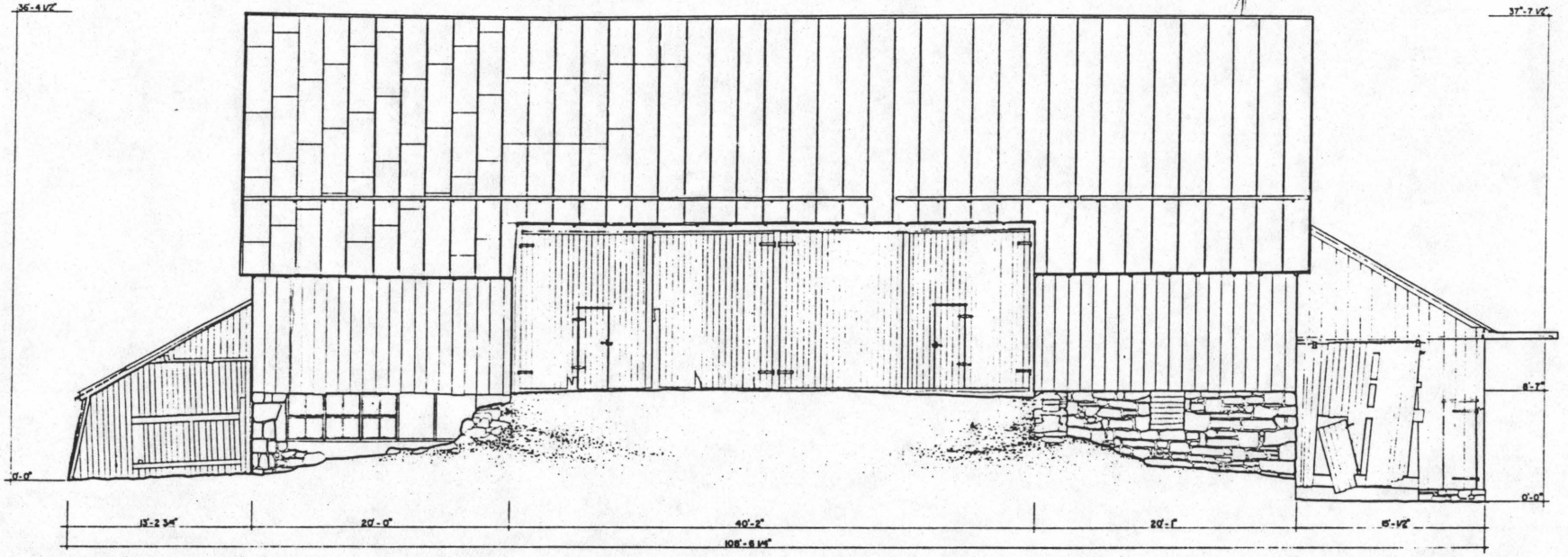
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - BARN
SHARPSBURG VICINITY
WASHINGTON CO
MARYLAND

SURVEY NO
MD-9508

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 8 SHEETS

* MARYLAND-5 PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING



NORTHWEST ELEVATION

FEET 1/4"=1'-0
METERS 1:48

0 1 2 3 4 5 10
0 1 2 3

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 8 SHEETS

MD-9508

MARYLAND

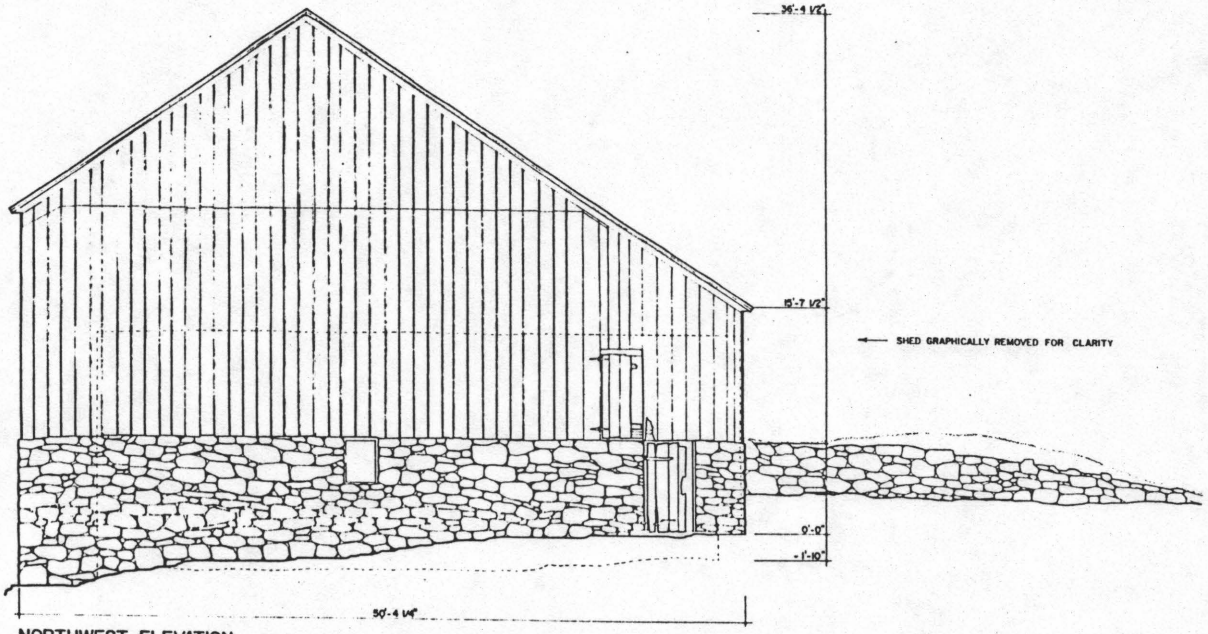
WASHINGTON CO.

SAMUEL MUMMA FARM - BARN

SHARPSBURG VICINITY

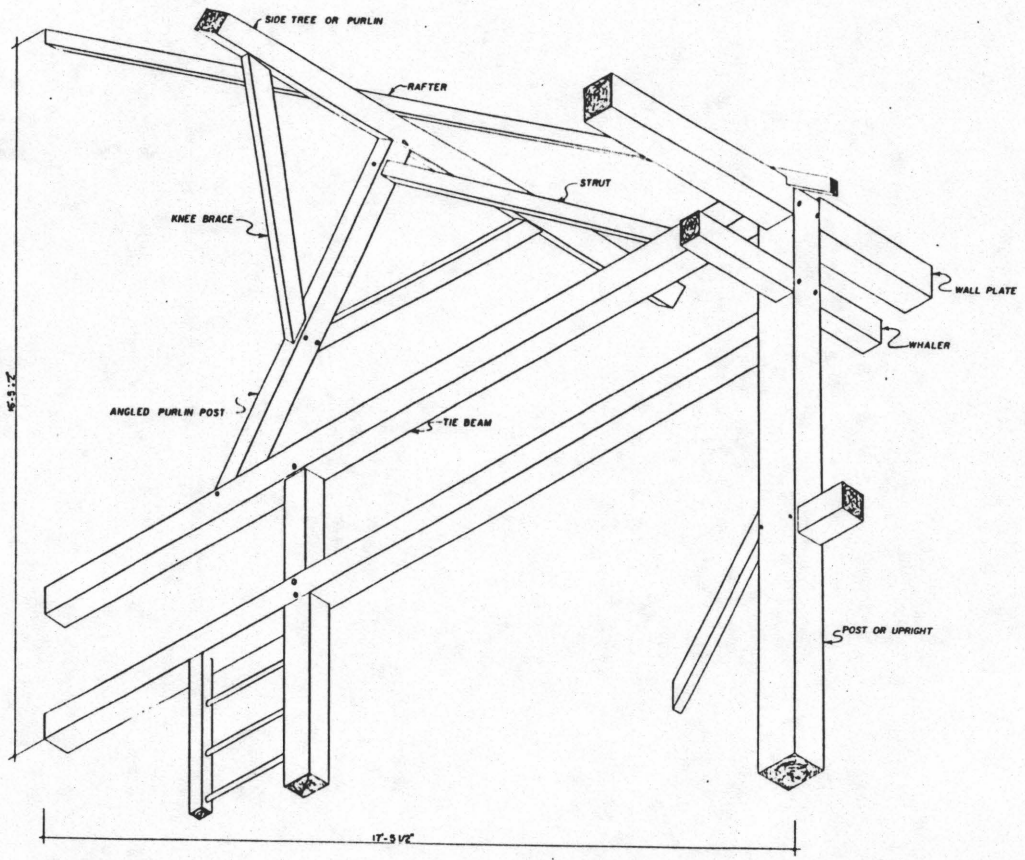
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY: STEPHEN T. JAMES, 1988



NORTHWEST ELEVATION
LPT

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3



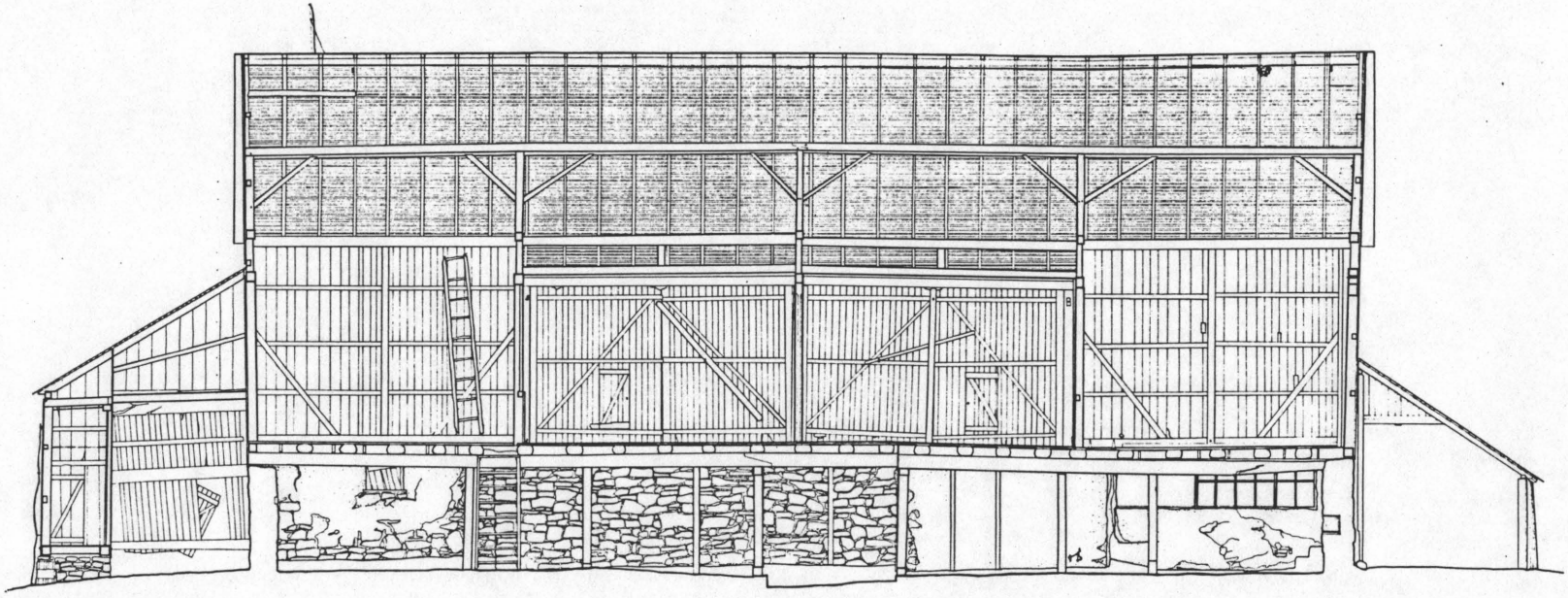
AXONOMETRIC OF TWO BRACE BENT
JUB

FEET 3/4"=1'-0" 0 1 2 3 4 5
CENTIMETERS 1:16 0 50 100 150

drawn by LESLIE P TERGAS, JOSEPH D BALACHOWSKI, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	SHARPSBURG VICINITY	NAME AND LOCATION OF STRUCTURE SAMUEL MUMMA FARM - BARN WASHINGTON CO MARYLAND	SURVEY NO MD-9508	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 7 OF 8 SHEETS

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING



SECTION A-A

FEET: 1/4"=1'-0"
METERS: 1:48

0 1 2 3 4 5 10
0 1 2 3

SAMUEL MUMMA FARM - BARN
WASHINGTON CO
MARYLAND

SURVEY NO
MD-9508

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 8 SHEETS

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
SHARPSBURG VICINITY

drawn by: TINA L. FONG, 1988

NEW EXPLORATION OF THE PAST
HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE
NAME OF DELINEATION DATE OF THE DRAWING

TRIM LINE

--EXECUTIVE SUMMARY

SIGNIFICANCE: Contributing, secondary historic structure. Burned by Confederates on September 17, 1862. Stone foundation walls survived and were reused when the barn was reconstructed. Original date of construction could be as early as 1790 by Orndorffs.
ARCHITECTURAL DESCRIPTION: Lrg rect german style bank barn w/ stone fdn & heavy timber upper story framing w/ extr vertical board siding and trim, standing seam metal roof.

--IDENTIFICATION/MANAGEMENT INFORMATION

OTHER NAMES: BANK BARN, (that old pile)

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0043
- MANAGEMENT UNIT: ANTI/0043
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 4060
- SF 1166 DESIGNATION: LIVESTOCK FEED/SUPPLY STORAGE
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IIB
- LCS ID NUMBER: 08050
- HOUSING NUMBER: STRUC#0043
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 748000
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1863

SIZE INFORMATION
- TOTAL FLOOR AREA: 5400 SF
- FIRST FLOOR AREA: 4000 SF
- ADDITIONAL FLOOR AREA: 1400 SF
- TOTAL BASEMENT AREA: 3600 SF
- FINISHED BASEMENT AREA: 3600 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 6400 SF
- PERIMETER LENGTH: 250 LF
- NUMBER OF STORIES: 2
- NUMBER OF ROOMS: 8
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--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:
See 08045A for applicable codes.

OCCUPANCY CLASSIFICATION: Not occupied
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 3(211)4HH

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
BARN

CURRENT FUNCTION:
BARN
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS dwgs; plans & elev. (8 shts.)	MD950B	1987 - 88	Library of Congress, Denver Service Center, park.

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--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: MD-950B HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. 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: 1790 CONSTRUCTION: Built TEXT: Date of original construction 4th qtr 18th C
COST: $ 0 DESIGNER: Orndorff ? DESIGNER'S OCCUPATION: Other

CONSTRUCTION DATE: 1862 CONSTRUCTION: Altered TEXT: Burned by Confederate troops
COST: $ 0 DESIGNER: Robert E. Lee DESIGNER'S OCCUPATION: Engineer

CONSTRUCTION DATE: 1863 CONSTRUCTION: Reconstruction TEXT: Upper frame rebuilt on original foundations
COST: $ 0 DESIGNER: Samuel Mumma, Sr. and Jr. DESIGNER'S OCCUPATION: Other

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

Structure was evaluated using the level two inventory, comprehensive ICAP format.

INSPECTION TEAM

DATE OF INSPECTION: 05/17/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia	Christian C. Bookter	Sasser & other trainees
Historical Architect	Exhibit Specialist/Restor	HA & Exib Spec/Rest
NPS-WPTC	NPS-WPTC	NPS, WPTC - HFC
205 W Potomac St	205 W Potomac St	205 W Potomac St
Williamsport, MD 21795	Williamsport, MD 21795	Williamsport, MD 21795
(301) 223-7872	(301) 223-7872	(301) 223-7872
AREAS: 08050	AREAS: 08050	AREAS: 08050
TIMES:	TIMES:	TIMES:
INSPECTION: 9 HRS.	INSPECTION: 20 HRS.	INSPECTION: 5 HRS.
REPORT PREPARATION: 4 HRS.	REPORT PREPARATION: 12 HRS.	REPORT PREPARATION: 0 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 06/07/90

NAME: Bookter/ Vitanza

ADDRESS: NPS-WPTC

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	3-12"x1" random width vert bd siding,	3881	SF	TOTAL
	MM UNIT: ANTI/0043	bottom edge of top course overlaps top	3687	SF	GOOD
	HISTORIC RATING: 2	edge of bottom course @ gable ends	0	SF	FAIR
	REVISION DATE: 06/18/90		194	SF	POOR
	NOTES: bds appear to have been surface planed, 1/2" - 1" air space btwn bds for ventilitation				
4112	WALLS:WALL STRUCTURE	braced hvy timber frame	3881	SF	TOTAL
	MM UNIT: ANTI/0043		3104	SF	GOOD
	HISTORIC RATING: 1		195	SF	FAIR
			582	SF	POOR
	NOTES: sill @ NW elev not visible, bottom end of posts covered w/ 12"+- of accumulated hay				
4113	WALLS:WALL INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4114	WALLS:WALL FLASHING	none @ shed additions			
	MM UNIT: ANTI/0043				
	HISTORIC RATING: 0				
4131	FLOORS:FLOOR SURFACE	non standard cip concrete 2-3"thick,	624	SF	TOTAL
	MM UNIT: ANTI/0043	placed over stone rubble, rough finish	500	SF	GOOD
	HISTORIC RATING: 3		62	SF	FAIR
			62	SF	POOR
	NOTES: concrete pad located @ SE elev @ ext of stalls & runs the length of bldg				
4141	WINDOWS:WDO FRAME	steel frame,4 light windows set into cip	5	EA	TOTAL
	MM UNIT: ANTI/0043	concrete masonry & wood frames	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			5	EA	POOR
	NOTES: windows are located @ NW elevation in 1st floor milking parlor				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4144	WINDOWS:WDO GLAZING	glass glazed into metal frames w/hard	5	EA	TOTAL
	MM UNIT: ANTI/0043	glazing compound	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			5	EA	POOR
4145	WINDOWS:WDO HARDWARE	metal built in window latch	5	EA	TOTAL
	MM UNIT: ANTI/0043		3	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			2	EA	POOR
4146	WINDOWS:WDO LINTEL	2x6" circ sawn cont. wood lintel over	1	EA	TOTAL
	MM UNIT: ANTI/0043	metal sash windows in milking parlor	1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			0	EA	POOR
4147	WINDOWS:WDO SILL	see 4411- cip concrete over stone	1	EA	TOTAL
	MM UNIT: ANTI/0043	opening	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
			1	EA	POOR
4151	DOORS:DOOR FRAME	2nd flr 12ea-drs hung into timber wall	22	EA	TOTAL
	MM UNIT: ANTI/0043	framing. 1st flr SW 1'x4" w/4x4 header &	13	EA	GOOD
	HISTORIC RATING: 1	blt-in 14x23" ventilator, frame tenoned	7	EA	FAIR
	REVISION DATE: 06/18/90		2	EA	POOR
	NOTES: into ovhd sill, corn crib dr set into tmbr frmng, equip shed sliding dr on metal tracks, SE 7ea 15 1/2 x 5 1/2				
4152	DOORS:DOOR	2nd flr NW-4 t&g 3 bat w/Z brace, SW-1	29	EA	TOTAL
	MM UNIT: ANTI/0043	t&g 2 bat w/Z brace. 1st flr SW-1 t&g w/	13	EA	GOOD
	HISTORIC RATING: 1	2 bat &Z brace, NE-1 t&g 2 bat w/Z brace	9	EA	FAIR
	REVISION DATE: 06/18/90		7	EA	POOR
	NOTES: SE-6 dutch drs,ea 4 bat,2wagon drs t&g w/2 bat &Z brace, SEE HABS DRAWINGS				
4155	DOORS:DOOR HARDWARE	pintels, straphinges, thumb latch, hasp	29	EA	TOTAL
	MM UNIT: ANTI/0043	rollers & metal track, eye bolt & hook	22	EA	GOOD
	HISTORIC RATING: 1	latch	0	EA	FAIR
	REVISION DATE: 06/18/90		7	EA	POOR
4156	DOORS:DOOR LINTEL	2nd flr framing members serve as lintels	8	EA	TOTAL
	MM UNIT: ANTI/0043	1st flr SE elev 1 continous lintel com-	7	EA	GOOD
	HISTORIC RATING: 1	posed of 2 8x8 timbers (hewn) SW 1st flr	0	EA	FAIR
	REVISION DATE: 06/18/90		1	EA	POOR
	NOTES: is 8x8 sill, NE 1st flr is 8x8 hewn timber also				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4157	DOORS:DOOR SILL	no sills @ 2nd floor, 1st floor lime-	9	EA	TOTAL
	MM UNIT: ANTI/0043	sone sill range in thick ness 4" to 8"	7	EA	GOOD
	HISTORIC RATING: 1	width 2' to 18"	2	EA	FAIR
	REVISION DATE: 06/08/90		0	EA	POOR
	NOTES: sills SW elev 1st flr partially covered w/ dirt				
4161	FINISHES:COATINGS	multiple layers of white finish coating	3881	SF	TOTAL
	MM UNIT: ANTI/0043	some areas paint, some areas whitewash	0	SF	GOOD
	HISTORIC RATING: 3	all elements are covered	3881	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: 2 coats evident @ wood elements, multiple coats evident @ stone surfaces see 4141, 4142, 4151, 4152, for other notes on painting				
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	banked retaining walls-sqd & random rub-	1280	SF	TOTAL
	MM UNIT: ANTI/0043	ble blue limestone & shale field stone	0	SF	GOOD
	HISTORIC RATING: 2	dry laid w/chinking in roughly horiz cos	640	SF	FAIR
	REVISION DATE: 06/08/90		640	SF	POOR
	NOTES: see HABS drwngs for dim NE wall failure is contributing to undermining & wash out of main NW fdn, see 4411, 4412				
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	1st flr; milk parlor conc & stone; stone	3352	SF	TOTAL
	MM UNIT: ANTI/0043	aisles along feed troughs, remainder co-	0	SF	GOOD
	HISTORIC RATING: 3	mpacted clay & agg mix; corn crib wd bd	3352	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: compacted clay & agg (stone) mix man made, laid in over un- finished dirt flr, appears to have created monolithic flr				
4212	FLOORS:FLOOR DECKING	2nd flr wood bds 6 & 8/4 stock, circ	4780	SF	TOTAL
	MM UNIT: ANTI/0043	sawn, butt joints, face nailed, unfinish	3780	SF	GOOD
	HISTORIC RATING: 2	see HABS DRWINGS for pattern	500	SF	FAIR
	REVISION DATE: 06/08/90		500	SF	POOR
	NOTES: granery areas; wdths up to 16", avg wdths 10-14" & 10-12 l, NE bay has dble beaded t&g bds, 5x1/2" poss replacement bds				
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4222	WALLS:WALL STRUCTURE	int part walls-1st flr; 5 1/4x3/4" dbl	950	SF	TOTAL
	MM UNIT: ANTI/0043	bead t&g horiz siding over wall studs.	900	SF	GOOD
	HISTORIC RATING: 2	2nd flr walls to set off graneries, vert	50	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: plank, random w butt joint circ sawn, 1st flr part wall is whitewashed both sides, 2nd flr part.s are unfinished				
4252	DOORS:DOOR	2@ 2nd flr-t&g beaded bds, top & bottom	3	EA	TOTAL
	MM UNIT: ANTI/0043	beaded pattern sq hd nails, 1@ 1st flr-	3	EA	GOOD
	HISTORIC RATING: 2	same construction	0	EA	FAIR
	REVISION DATE: 06/08/90		0	EA	POOR
	NOTES: 2nd flr unfinished, circ sawn mtl., 1st flr whitewashed both sides				
4255	DOORS:DOOR HARDWARE	1st flr 1pr modern strap hinges, chain	3	EA	TOTAL
	MM UNIT: ANTI/0043	thru dr for pull latch, 2nd flr ea 1pr	0	EA	GOOD
	HISTORIC RATING: 2	mod strap hinges w/chain on ext for pull	3	EA	FAIR
	REVISION DATE: 06/08/90		0	EA	POOR
	NOTES: latch				
4261	FINISHES:COATINGS	no finishes on 2nd flr, all surfaces are	4200	SF	TOTAL
	MM UNIT: ANTI/0043	whitewashed (exc flr) on 1st flr.	1700	SF	GOOD
	HISTORIC RATING: 3	(lime whitewash)	2500	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: typ whitewash installation, blt-up layers, splotchy & rough surface, gen good adherance, some areas of hvy peeling				
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	int wood stair to 1st flr. 3' wdth, 8	4	SF	TOTAL
	MM UNIT: ANTI/0043	open tread btwn 2 stringers, also 3 loft	4	SF	GOOD
	HISTORIC RATING: 1	ladders blt into bent framing, & 1 conc	0	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: step unit. wood stair very steep angle, loft ladders perpen dicular to flr. conc milk parlor CIP 2-12"tx10"r,34"w 816sqin				
ROOF					
4311	SYSTEM:ROOF SURFACE	main barn-amer. copper steel standing	64	SQ	TOTAL
	MM UNIT: ANTI/0043	seam painted black, NE&SW sheds; metal	48	SQ	GOOD
	HISTORIC RATING: 1	sheeting painted black	10	SQ	FAIR
	REVISION DATE: 09/22/90		6	SQ	POOR
	NOTES: main barn roof panel 2'x10' exp, NE&SW SHEDS; roof panel sizes 2'x10'exposure				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4312	SYSTEM:ROOF SHEATHING	barn & corn crib: 1 1/4"x2 1/2" oak lath	6400	SF	TOTAL
	MM UNIT: ANTI/0043	6"oc, NE shed- random wdth spaced bds-	5200	SF	GOOD
	HISTORIC RATING: 3	unevenly spaced	900	SF	FAIR
	REVISION DATE: 09/22/90		300	SF	POOR
	NOTES: some seasoned oak may split due to brittleness when removing or renailing-have extra lathe on hand				
4313	SYSTEM:ROOF STRUCTURE	1x3 lathe nailed to circ sawn rafters	6400	SF	TOTAL
	MM UNIT: ANTI/0043	supported by hewn rafter plate & angled	5400	SF	GOOD
	HISTORIC RATING: 1	braced purlins-no ridge beam or bd(SW	100	SF	FAIR
	REVISION DATE: 09/22/90		900	SF	POOR
	NOTES: shed similar). NE shed-sheathing rafters,ledger & plate. barn & SW shed 2 1/2"x4 1/2" rafters 30"oc, 10x4 hewn rafterp				
4314	SYSTEM:ROOF INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4316	SYSTEM:ROOF EAVES	appx 12"ovhd NE&SW elev-simple soffit bd	164	LF	TOTAL
	MM UNIT: ANTI/0043	w/1x4 fascia, 1x6/8 rake bd under soffit	89	LF	GOOD
	HISTORIC RATING: 1	8-10" oh @ NW&SE elev	75	LF	FAIR
	REVISION DATE: 06/18/90		0	LF	POOR
	NOTES: mtl. roof rolled over fascia bd appx. 2" @ NW&SE elev. exposed rafter tails @ NW&SE elev show birdmouth-gutters hung				
4322	OPENINGS:ROOF VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4350	DRAINAGE:ROOF DRAINAGE	NW&SW elev only:2x4 snow bds held by	161	EA	TOTAL
	MM UNIT: ANTI/0043	wrought L shaped 1x20 steel brackets,	0	EA	GOOD
	HISTORIC RATING: 3	32 oc	1	EA	FAIR
	REVISION DATE: 06/08/90		160	EA	POOR
	NOTES: snow bd brackets nailed to rafters thru mtl roof, sht mtl covers fillet welded over bracket shank to roof to prevent				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4351	DRAINAGE:GUTTER/DOWNSPOUT	NW- galv 5" 1/2 rnd, 1/2 support hangers	216	LF	TOTAL
	MM UNIT: ANTI/0043	gutters @ corners & height changes (4),	0	LF	GOOD
	HISTORIC RATING: 3	SE same, 2 dwnspts,	108	LF	FAIR
	REVISION DATE: 06/18/90		108	LF	POOR
	NOTES: dwnspts rnd metal, vary in dia 3-5' some designed to empty onto shed roofs, no gutters @ sheds				
4360	FINISHES:ROOF FINISH	black matte finish on all roof surfaces	6400	SF	TOTAL
	MM UNIT: ANTI/0043	incldg gutters & snow bds	0	SF	GOOD
	HISTORIC RATING: 2		6400	SF	FAIR
	REVISION DATE: 09/22/90		0	SF	POOR
	NOTES: 1 or 2 layers evident, good for 2-3 yrs given current cond				
4390	ROOF:ROOF OTHER	extg-1 air terminal,2ea grndg cables,	1		TOTAL
	MM UNIT: ANTI/0043	(twisted steel), insulators every 5',	0		GOOD
	HISTORIC RATING: 3	NE end cable runs up & over ridge	0		FAIR
	REVISION DATE: 06/08/90		1		POOR
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	mortared stone, ext whitewashed, parge	3200	SF	TOTAL
	MM UNIT: ANTI/0043	coat int of NW,NE,SW walls excpt section	900	SF	GOOD
	HISTORIC RATING: 2	under large NW doors	1800	SF	FAIR
	REVISION DATE: 06/08/90		500	SF	POOR
	NOTES: corn crib 117 sf dry laid w/ patches of mortar present, 1800 sf on interior				
4412	WALLS:FDN WALL STRUCTURE	mortared limestone, coursed, not faced,	3200	SF	TOTAL
	MM UNIT: ANTI/0043	2' thick, lime mortar	2000	SF	GOOD
	HISTORIC RATING: 1		700	SF	FAIR
	REVISION DATE: 06/18/90		500	SF	POOR
	NOTES: 3200sf int & ext below grade, cond unknown, corn crib has isolated fdn wall,thickness varies 2' @ top poss wider @botto				
4413	WALLS:FDN VENTILATION	hewn wood framed openings w/ either 1"	16	EA	TOTAL
	MM UNIT: ANTI/0043	sq rungs or 2"x1" lattice work	11	EA	GOOD
	HISTORIC RATING: 0		3	EA	FAIR
	REVISION DATE: 06/08/90		2	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4415	WALLS:FDN MOIST PROT	ext pargetting below grade-typ of area	1090	SF	TOTAL
	MM UNIT: ANTI/0043	exact conditions unknown	0	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 06/08/90		1090	SF	POOR
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	milk parlor-40'x5' sectioned into 12	14	EA	TOTAL
	MM UNIT: ANTI/0043	livestock stalls, 30'x5' sec. into 9 stl	5	EA	GOOD
	HISTORIC RATING: 2	both have blt-in hay mangers w/grain/	8	EA	FAIR
	REVISION DATE: 06/08/90		1	EA	POOR
	NOTES: feed trough,16" mtl stove pipe grain chute, 8 pens w/blt-in hay mangers, 10'x4' wood tack box,blk&tackle w/mtl track				
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	4" exposed 1 1/2" galv pipe w/reducer	1	EA	TOTAL
	MM UNIT: ANTI/0043	& spigot int. fdn wall NW elev	1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/08/90		0	EA	POOR
	NOTES: does not appear to be operational				
4612	PLUMBING:WASTE PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4615	PLUMBING:SEPTIC SYSTEM	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4618	PLUMBING:WATER TREAT SYS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4631	ELECTRICAL:INCOMING SERVICE	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4632	ELECTRICAL:MAIN DIST PNL	1 w/2ea 20 a breakers & 1 main switch/	1	EA	TOTAL
	MM UNIT: ANTI/0043	breaker	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/08/90		1	EA	POOR
4634	ELECTRICAL:WIRING NETWORK	2 fabric sheathed insulated copper wire	3	EA	TOTAL
	MM UNIT: ANTI/0043	1 plastic sheathed insulated copper wire	1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/08/90		2	EA	POOR
4635	ELECTRICAL:SWITCHES/OUTLETS	single pole light switches, 1 single 3	11	EA	TOTAL
	MM UNIT: ANTI/0043	prong outlet, 1 duplex 3 prong outlet	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/08/90		11	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	porcelin light fixtures	10	EA	TOTAL
	MM UNIT: ANTI/0043		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/08/90		10	EA	POOR
4652	HVAC:HVAC EQUIPMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4733	FIRE DETECTION:FD DETECTOR	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE	neg site drainage @ Nw elv causing	4360	SF	TOTAL
	MM UNIT: ANTI/0043	fdn failure	2260	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 06/08/90		2100	SF	POOR
4913	SITE FEATURES:VEGETATION	trees,shrubs,grasses overgrown @ all	4360	SF	TOTAL
	MM UNIT: ANTI/0043	elev	0	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 06/08/90		4360	SF	POOR

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	lower 12-18" portions of bds @ NW elev deteriorated	replace lower 3'to4' of bds @ nailer	194	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	evidence of earlier insect infestation, minor water staining	monitor for further insect evidence, correct water infiltration problems	195	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	sills det., lower 6"+- of post det.	replace sills, repair rotted ends of posts	582	SF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	surface worn, minor cracking and crazing	seal surface area	62	SF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 3	3 structural cracks, edges broken, large rodent tunneling	remove rodents, infill tunnel recast broken edges	62	SF	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	bottom ends of vert wood members rotted, concrete cracked & shows evidence of frost-heave, glass missing, 2 steel frames missing	remove/replace concrete sill, repair wood frame, replace steel frames, and replace missing/broken glass	5	EA	$ 0 0 0 ======= $ 0
4144	WINDOWS WDO GLAZING PRIORITY: MINOR CONDITION: POOR	glazing putty cracked, loose, &/or missing. 5 broken panes, 1 pane missing	remove/replace glazing putty, replace missing & broken glass	5	EA	$ 0 0 0 =======

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	EXTERIOR ENVELOPE					
4145	WINDOWS WDO HARDWARE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	latches & frames rusted	wire brush and treat w/ penetrol	2	EA	$ 0 0 0 ======= $ 0
4147	WINDOWS WDO SILL PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	large cracks, frost heave	replace cip concrete sill in kind	1	EA	$ 0 0 0 ======= $ 0
4151	DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	evidence of earlier insect infestation, minor surface decay	monitor for moisture problems	7	EA	$ 0 0 0 ======= $ 0
4151	DOORS DOOR FRAME PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	bottom ends of posts deterior. pintle holes worn & broken thru,	repair post ends, reset pintels	2	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	lower bds show critter holes and/or minor decay @ bd ends	cover holes w/patch, repair doors where 6" or more is deteriorated	9	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	drs have broken bds &/or show advanced deterioration, drs wracked out of plumb	replace/repair broken or det. bds, realign doors	7	EA	$ 0 0 0 ======= $ 0
4155	DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: POOR	SE 1st flr- 1 part missing fm thumb latch, dr.2 top dr missing, #3 missing pt. of thumb latch,#4 latch bent, #5 pt.	replace missing parts, straightn bent parts	7	EA	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4156	DOORS DOOR LINTEL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	sill that serves as lintel @ SW elev 1st flr is severely deteriorated	if more than 2/5 of sill is decayed replace in kind, otherwise repair w/ new wood of same species	1	EA	$ 0 0 0 ======= $ 0
4157	DOORS DOOR SILL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	stone cracked thru, concrete patch @ NE 1st floor	monitor cracks for frost heave or other movement,	2	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	all painted surfaces in fair condition, some peeled areas some build-up on stone surface	prep surface & repaint/white-wash all surfaces, cunduct analysis to determine composition of paint/white wash-use results to spec new coatings-white	3881	SF	$ 0 0 0 ======= $ 0
4173	STAIRS/RAMPS STAIR/RAMP STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	SW structurally fair; very bad veg overgrowth, roof run-off poss severe undermining	SW wall; remove veg in vicinit install roof runoff control & drainage system	640	SF	$ 0 0 0 ======= $ 0
4173	STAIRS/RAMPS STAIR/RAMP STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	NE wall partially collapsed, areas relaid w/no bonding, veg overgrowth disrupting structur poor drainage causing under-mining & collapse	NE wall; remove vegetation ths area, dismantle & reconstruct wall salvaging all stone, poss install footing under wall	640	SF	$ 0 0 0 ======= $ 0
INTERIOR ENVELOPE						
4211	FLOORS FLOOR SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	cant observe flr surface due to built-up of agric. by products, corn crib flr det. along ext edges	remove all mud, dirt, feed to expose floor system- inspect & determine condition, corn crib splice new ends to deteriorate boards	3352	SF	$ 0 0 0 ======= $ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4212 FLOORS FLOOR DECKING PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	perimeter bds are split, rotted, crushed fm use & neglect	repair/ splice in new segments where needed, selective replacement	500	SF	$ 0 0 0 ======= $ 0
4212 FLOORS FLOOR DECKING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	badly det. or crushed, water and insect damage	replace bds in ventilated fore bay as req'd-replace other det. bds as req'd-match exis.-bd specie	500	SF	$ 0 0 0 ======= $ 0
4222 WALLS WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	some broken bds,rodent holes, etc	repair broken bds, patch rodent holes	50	SF	$ 0 0 0 ======= $ 0
4255 DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	rusted & bent, loose screws	replace nails w/wood screws, tighten other fasteners	3	EA	$ 0 0 0 ======= $ 0
4261 FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	very poor surface quality, peeling, cracking,etc.	new application of whitewash on all int surfaces, prep surfaces & clean prior to application of white wash	2500	SF	$ 0 0 0 ======= $ 0
ROOF					
4311 SYSTEM ROOF SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	SEE INVENTORY CODE 4360	SEE INVENTORY CODE 4360	72	SQ	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4311	SYSTEM ROOF SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	loose damaged & missing panels fm NE&SW sheds. water damage now occuring to framing member critical @ W granary	inspect NE&SW shed roofs, rem ove all damaged & missing pane ls, prep, penetrol & paint shed roofs	16	SQ	$ 0 0 0 ======= $ 0
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	NE shed sheathing is in det. cond	repair/replace sheathing in selected &/or exposed areas	900	SF	$ 0 0 0 ======= $ 0
4312	SYSTEM ROOF SHEATHING PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	lathe in areas of missing roof panels subject to rapid det. due to exposure	prior to replacing missing roof panels, inspect sheathing & replace det. areas	300	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	rafter plate @ corn crib has sections of decay in areas where roof is gone	inspect rafter plate determine if structural repairs are reqd	100	SF	$ 0 0 0 ======= $ 0
4313	SYSTEM ROOF STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	NE shed; rafter plate @ ext wall extremely deformed due to wall undulations-water damage to entire system where roof is gone	determine perm. repairs based on ultimate approved treatment prepare & execute emergency stabilization measures	900	SF	$ 0 0 0 ======= $ 0
4316	SYSTEM ROOF EAVES PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	soffit fascias appear det. where mtl. roofing is rolled over	inspect & determine extent of damage, incorporate work into ultimate treatment plan for bn repair/replace in kind where necessary	75	LF	$ 0 0 0 ======= $ 0
4350	DRAINAGE ROOF DRAINAGE PRIORITY: SERIOUS CONDITION: FAIR	66 ea snow bd brackets & bracket covers	inspect brackets, replace nail fasteners w/ screws, reweld covers, prep, penetrol & paint in conjunction w/	1	EA	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4350	DRAINAGE ROOF DRAINAGE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	160 lf snow bd. severely deteriorated or missing	remove existg bds, replace w/ new FPL treated 2x4 full size bds. verify hist. dimension of bds. paint bds to match	160	EA	$ 0 0 0 ======= $ 0
4351	DRAINAGE GUTTER/DOWNSPOUT PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	SE opened seams, dwnspts-rusting but intact	SE repair or replace in kind DO NOT DISCHARGE TO LOWER ROOF AREAS	108	LF	$ 0 0 0 ======= $ 0
4351	DRAINAGE GUTTER/DOWNSPOUT PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3	NW bent dented broken seams disconnected dwnspts rusting, emptys H2O to granary roof which spills dwn side wall to exposed structure	NW : dismantle & replace exst. system- verify size cap. increase no. of dwnspts, DO NOT DISCHARGE ONTO LOWER ROOF AREAS	108	LF	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	surfaces beginning to det., rusting @ seams & edges, some blistering of paint	prep, & repaint entire roof w/ black oil based roofing paint, prep w/ penetrol prior to painting- determine repairs based on ultimate treatment	7200	SF	$ 0 0 0 ======= $ 0
4390	ROOF ROOF OTHER PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	broken terminals, missing terminals, rusted, broken ground cables	design new system based on remains of existing	1		$ 0 0 0 ======= $ 0
FOUNDATION						
4411	WALLS FDN WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	ext- some mortar erosion, 20% whitewash worn	repoint & whitewash/paint selected int & ext surfaces	1800	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
FOUNDATION						
4411	WALLS FDN WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	loss of adhesion to pargeting, mortar completely eroded, walls failing NW side (int)	rebuild walls where mortar is completely eroded, selectively repoint & reparget where nec.	500	SF	$ 0 0 0 ======= $ 0
4412	WALLS FDN WALL STRUCTURE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	see 4411	replace missing section @ corn crib, appx 25 sf on exterior	700	SF	$ 0 0 0 ======= $ 0
4412	WALLS FDN WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	int NW wall severe H2O penetration- wall has structural failure occuring 9" out of plumb @ central buldge	monitor movement @ int wall control H2O penetration, dismantle & relay bulging area & repoint remainder of wall. wall appx 2' thick @ top	500	SF	$ 0 0 0 ======= $ 0
4413	WALLS FDN VENTILATION PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	wood rungs missing	replace rungs w/compatable mat. using existing for pattern.	3	EA	$ 0 0 0 ======= $ 0
4413	WALLS FDN VENTILATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	ventilators covered over, cond unable to determine	uncover ventilators to provide ventilation, asses condition & repair as nec.	2	EA	$ 0 0 0 ======= $ 0
4415	WALLS FDN MOIST PROT PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	ext fdn wall below grade lacks adequate moisture protection	excavate & parget below grade see 4912	1090	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
FURNISHINGS						
4520	FURNISHINGS	fdn failure causing water	correct fdn failure-	8	EA	$ 0
	BUILT-IN FURN	related decay to wood members	see 4411,4415,4412			0
	PRIORITY: MINOR	of stalls, pens, & tack box				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4520	FURNISHINGS	mtl pipe grain chute severely	remove, replace w/appropriate	1	EA	$ 0
	BUILT-IN FURN	corroded	material if historic			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
UTILITY SYSTEMS						
632	ELECTRICAL	does not conform to NEC	no work req"d	1	EA	$ 0
	MAIN DIST PNL					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4634	ELECTRICAL	does not conform to NEC	no work req"d	2	EA	$ 0
	WIRING NETWORK					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4635	ELECTRICAL	does not conform to NEC	rewire ^& replace 9 switches	11	EA	$ 0
	SWITCHES/OUTLETS		& 1 outlet if to be used			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4636	ELECTRICAL	does not conform to NEC	replace fixtures & wiring	10	EA	$ 0
	LIGHT FIXTURES		if to be used			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
GENERAL BUILDING/SITE						
4912	SITE FEATURES GRADE/DRAINAGE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 0	neg drainage resulting in hydrostatic pressure against NW fdn wall see 4412	remove veg. entrench @ ext fdn wall, parget below grade walls install barrier & instal barrior & drainage system	2100	SF	$ 0 0 0 ======= $ 0
4913	SITE FEATURES VEGETATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 0	veg including trees overgrown causing moisture retention & posing risk of movement by root infiltration	remove trees, shrubs, vines, & mow 10' area around perimeter of structure yearly	4360	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

CRITICAL

4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	sills det., lower 6"+- of post det.	replace sills, repair rotted ends of posts	582	SF	$ 0 0 0 ======= $ 0
4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: POOR SOURCE: RATING: 2	NE wall partially collapsed, areas relaid w/no bonding, veg overgrowth disrupting structur poor drainage causing under-mining & collapse	NE wall; remove vegetation ths area, dismantle & reconstruct wall salvaging all stone, poss install footing under wall	640	SF	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: RATING: 1	loose damaged & missing panels fm NE&SW sheds. water damage now occuring to framing member critical @ W granary	inspect NE&SW shed roofs, rem ove all damaged & missing pane ls, prep, penetrol & paint shed roofs	16	SQ	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: RATING: 3	NW bent dented broken seams disconnected dwnspts rusting, emptys H2O to granary roof which spills dwn side wall to exposed structure	NW : dismantle & replace exst. system- verify size cap. in-crease no. of dwnspts, DO NOT DISCHARGE ONTO LOWER ROOF AREAS	108	LF	$ 0 0 0 ======= $ 0
4411	FOUNDATION WALLS FDN WALL SURFACE CONDITION: POOR SOURCE: RATING: 2	loss of adhesion to pargeting, mortar completely eroded, walls failing NW side (int)	rebuild walls where mortar is completely eroded, selectively repoint & reparget where nec.	500	SF	$ 0 0 0 ======= $ 0
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	int NW wall severe H2O penet-ration- wall has structural failure occuring 9" out of plumb @ central buldge	monitor movement @ int wall control H2O penetration, dis-mantle & relay bulging area & repoint remainder of wall. wall appx 2' thick @ top	500	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4415	FOUNDATION WALLS FDN MOIST PROT CONDITION: POOR SOURCE: RATING: 0	ext fdn wall below grade lacks adequate moisture protection	excavate & parget below grade see 4912	1090	SF	$ 0 0 0 ======= $ 0
4912	GENERAL BUILDING/SITE SITE FEATURES GRADE/DRAINAGE CONDITION: POOR SOURCE: RATING: 0	neg drainage resulting in hydrostatic pressure against NW fdn wall see 4412	remove veg. entrench @ ext fdn wall, parget below grade walls install barrier & instal barrior & drainage system	2100	SF	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 2	lower 12-18" portions of bds @ NW elev deteriorated	replace lower 3'to4' of bds @ nailer	194	SF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: POOR SOURCE: RATING: 4	bottom ends of vert wood members rotted, concrete cracked & shows evidence of frost-heave, glass missing, 2 steel frames missing	remove/replace concrete sill, repair wood frame, replace steel frames, and replace missing/broken glass	5	EA	$ 0 0 0 ======= $ 0
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: POOR SOURCE: RATING: 1	bottom ends of posts deterior. pintle holes worn & broken thru,	repair post ends, reset pintels	2	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: POOR SOURCE: RATING: 1	drs have broken bds &/or show advanced deterioration, drs wracked out of plumb	replace/repair broken or det. bds, realign doors	7	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4156	EXTERIOR ENVELOPE DOORS DOOR LINTEL CONDITION: POOR SOURCE: RATING: 1	sill that serves as lintel @ SW elev 1st flr is severely deteriorated	if more than 2/5 of sill is decayed replace in kind, otherwise repair w/ new wood of same species	1	EA	$ 0 0 0 ======= $ 0
4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	SW structurally fair; very bad veg overgrowth, roof run-off poss severe undermining	SW wall; remove veg in vicinit install roof runoff control & drainage system	640	SF	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 3	cant observe flr surface due to built-up of agric. by products, corn crib flr det. along ext edges	remove all mud, dirt, feed to expose floor system- inspect & determine condition, corn crib splice new ends to deteriorate boards	3352	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: POOR SOURCE: RATING: 2	badly det. or crushed, water and insect damage	replace bds in ventilated fore bay as req'd-replace other det. bds as req'd-match exis.-bd specie	500	SF	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: FAIR SOURCE: RATING: 1	SEE INVENTORY CODE 4360	SEE INVENTORY CODE 4360	72	SQ	$ 0 0 0 ======= $ 0
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: FAIR SOURCE: RATING: 3	NE shed sheathing is in det. cond	repair/replace sheathing in selected &/or exposed areas	900	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: POOR SOURCE: RATING: 3	lathe in areas of missing roof panels subject to rapid det. due to exposure	prior to replacing missing roof panels, inspect sheathing & replace det. areas	300	SF	$ 0 0 0 ======= $ 0
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: POOR SOURCE: RATING: 1	NE shed; rafter plate @ ext wall extremely deformed due to wall undulations-water damage to entire system where roof is gone	determine perm. repairs based on ultimate approved treatment prepare & execute emergency stabilization measures	900	SF	$ 0 0 0 ======= $ 0
4350	ROOF DRAINAGE ROOF DRAINAGE CONDITION: POOR SOURCE: RATING: 3	160 lf snow bd. severely deteriorated or missing	remove existg bds, replace w/ new FPL treated 2x4 full size bds. verify hist. dimension of bds. paint bds to match	160	EA	$ 0 0 0 ======= $ 0
4350	ROOF DRAINAGE ROOF DRAINAGE CONDITION: FAIR SOURCE: RATING: 3	66 ea snow bd brackets & bracket covers	inspect brackets, replace nail fasteners w/ screws, reweld covers, prep, penetrol & paint in conjunction w/ other roof work	1	EA	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: FAIR SOURCE: RATING: 3	SE opened seams, dwnspts-rusting but intact	SE repair or replace in kind DO NOT DISCHARGE TO LOWER ROOF AREAS	108	LF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: FAIR SOURCE: RATING: 2	surfaces beginning to det., rusting @ seams & edges, some blistering of paint	prep, & repaint entire roof w/ black oil based roofing paint, prep w/ penetrol prior to painting- determine repairs based on ultimate treatment	7200	SF	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	evidence of earlier insect infestation, minor water staining	monitor for further insect evidence, correct water infiltration problems	195	SF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: RATING: 3	surface worn, minor cracking and crazing	seal surface area	62	SF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 3	3 structural cracks, edges broken, large rodent tunneling	remove rodents, infill tunnel recast broken edges	62	SF	$ 0 0 0 ======= $ 0
4144	EXTERIOR ENVELOPE WINDOWS WDO GLAZING CONDITION: POOR SOURCE: RATING: 4	glazing putty cracked, loose, &/or missing. 5 broken panes, 1 pane missing	remove/replace glazing putty, replace missing & broken glass	5	EA	$ 0 0 0 ======= $ 0
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: POOR SOURCE: RATING: 4	latches & frames rusted	wire brush and treat w/ penetrol	2	EA	$ 0 0 0 ======= $ 0
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: POOR SOURCE: RATING: 4	large cracks, frost heave	replace cip concrete sill in kind	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 1	evidence of earlier insect infestation, minor surface decay	monitor for moisture problems	7	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 1	lower bds show critter holes and/or minor decay @ bd ends	cover holes w/patch, repair doors where 6" or more is deteriorated	9	EA	$ 0 0 0 ======= $ 0
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: RATING: 1	SE 1st flr- 1 part missing fm thumb latch, dr.2 top dr missing, #3 missing pt. of thumb latch,#4 latch bent, #5 pt. missing,#6 part missing	replace missing parts, straightn bent parts	7	EA	$ 0 0 0 ======= $ 0
4157	EXTERIOR ENVELOPE DOORS DOOR SILL CONDITION: FAIR SOURCE: RATING: 1	stone cracked thru, concrete patch @ NE 1st floor	monitor cracks for frost heave or other movement,	2	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 3	all painted surfaces in fair condition, some peeled areas some build-up on stone surface	prep surface & repaint/white-wash all surfaces, cunduct analysis to determine composition of paint/white wash-use results to spec new coatings-white	3881	SF	$ 0 0 0 ======= $ 0
4212	INTERIOR ENVELOPE FLOORS FLOOR DECKING CONDITION: FAIR SOURCE: RATING: 2	perimeter bds are split, rotted, crushed fm use & neglect	repair/ splice in new segments where needed, selective replacement	500	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	some broken bds,rodent holes, etc	repair broken bds, patch rodent holes	50	SF	$ 0 0 0 ======= $ 0
4255	INTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: RATING: 2	rusted & bent, loose screws	replace nails w/wood screws, tighten other fasteners	3	EA	$ 0 0 0 ======= $ 0
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 3	very poor surface quality, peeling, cracking,etc.	new application of whitewash on all int surfaces, prep surfaces & clean prior to application of white wash	2500	SF	$ 0 0 0 ======= $ 0
4313	ROOF SYSTEM ROOF STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	rafter plate @ corn crib has sections of decay in areas where roof is gone	inspect rafter plate determine if structural repairs are reqd	100	SF	$ 0 0 0 ======= $ 0
4316	ROOF SYSTEM ROOF EAVES CONDITION: FAIR SOURCE: RATING: 1	soffit fascias appear det. where mtl. roofing is rolled over	inspect & determine extent of damage, incorporate work into ultimate treatment plan for bn repair/replace in kind where necessary	75	LF	$ 0 0 0 ======= $ 0
4411	FOUNDATION WALLS FDN WALL SURFACE CONDITION: FAIR SOURCE: RATING: 2	ext- some mortar erosion, 20% whitewash worn	repoint & whitewash/paint selected int & ext surfaces	1800	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	see 4411	replace missing section @ corn crib, appx 25 sf on exterior	700	SF	$ 0 0 0 ======= $ 0
4413	FOUNDATION WALLS FDN VENTILATION CONDITION: FAIR SOURCE: RATING: 0	wood rungs missing	replace rungs w/compatable mat. using existing for pattern.	3	EA	$ 0 0 0 ======= $ 0
4520	FURNISHINGS FURNISHINGS BUILT-IN FURN CONDITION: FAIR SOURCE: RATING: 2	fdn failure causing water related decay to wood members of stalls, pens, & tack box	correct fdn failure- see 4411,4415,4412	8	EA	$ 0 0 0 ======= $ 0
4520	FURNISHINGS FURNISHINGS BUILT-IN FURN CONDITION: POOR SOURCE: RATING: 2	mtl pipe grain chute severely corroded	remove, replace w/appropriate material if historic	1	EA	$ 0 0 0 ======= $ 0
4634	UTILITY SYSTEMS ELECTRICAL WIRING NETWORK CONDITION: POOR SOURCE: RATING: 4	does not conform to NEC	no work req"d	2	EA	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

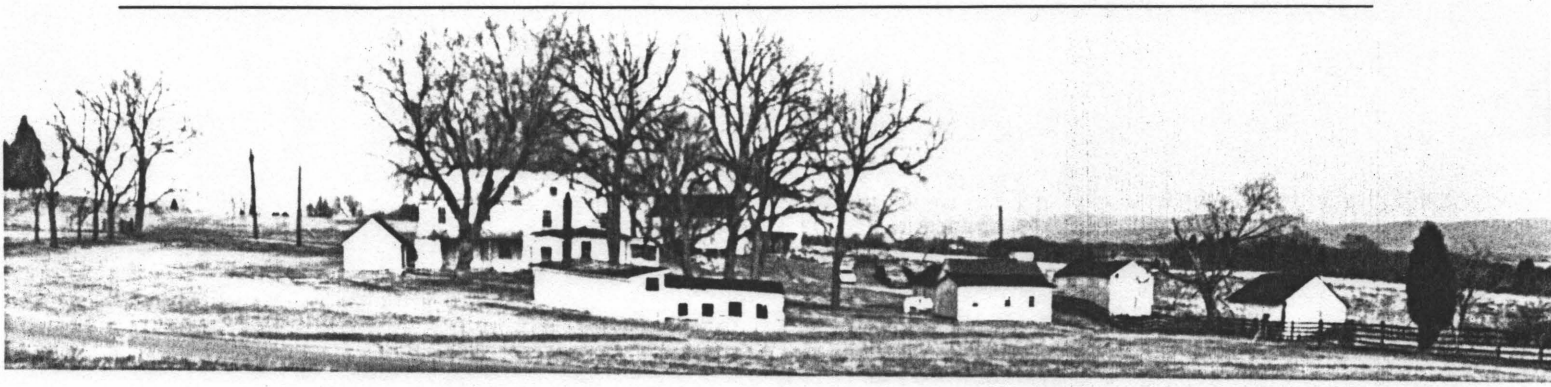
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

TOOL SHED, 08046



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

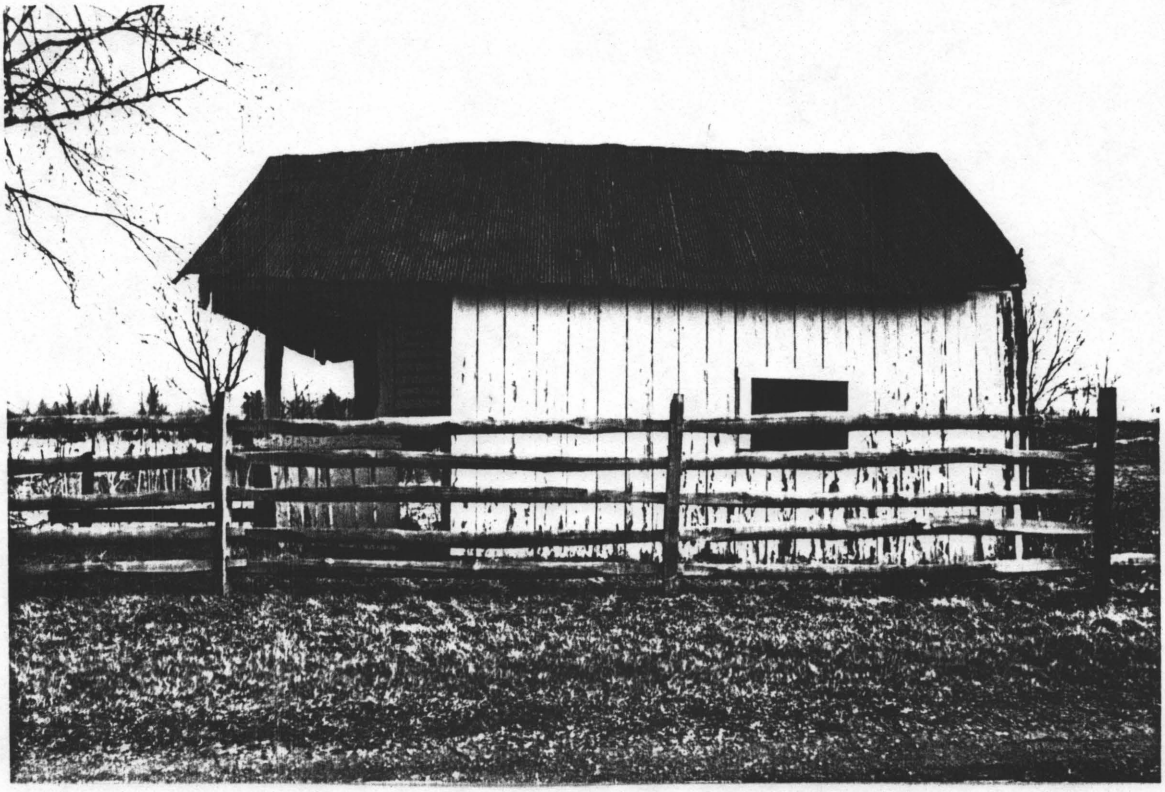
Williamsport, Maryland

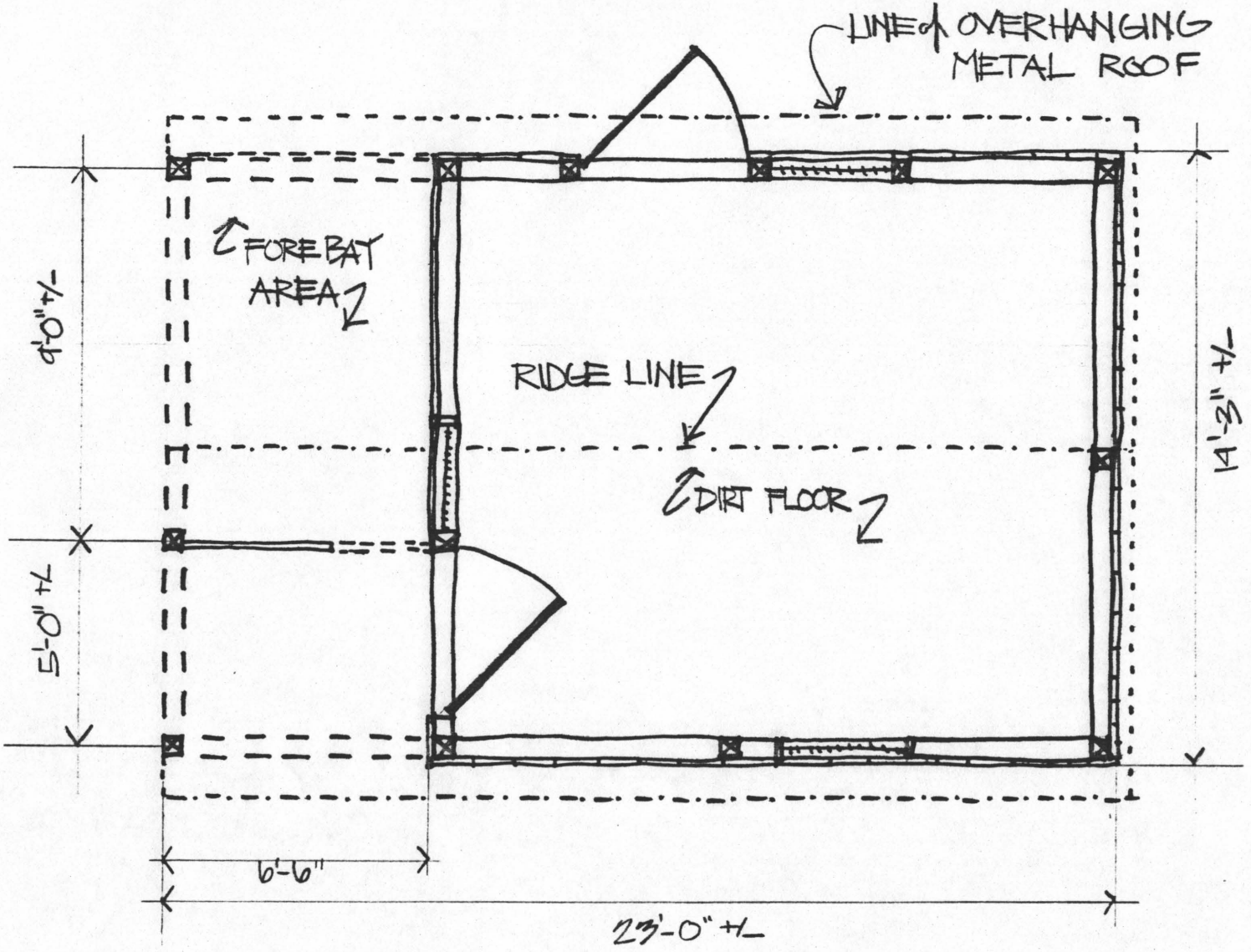
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



Mumma Farm TOOL SHED





MUMMA TOOL SHED IDLCS 08046

ANTIETAM NATIONAL BATTLEFIELD

1/4"=1'-0"

302	18004A
03.08.90	WPTC-HFC

SHEET 1 of 1.

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Local, secondary historic structure.

ARCHITECTURAL DESCRIPTION: Rect transitional timber frame vernac agricul. outbldg w/ overhanging bay @ gable end, vert bd siding, corrugated metal roof, sdg white/ roof black.

--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----------

OTHER NAMES: Hog Pen (Modern use)

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see site map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0045
MANAGEMENT UNIT: ANTI/0045
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 2 - Medium
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 4060
SF 1166 DESIGNATION: LIVESTOCK FEED/SUPPLY STORAGE
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IIC
LCS ID NUMBER: 08046
HOUSING NUMBER: STRUC#0045
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: $ 32900
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class "C" estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1864-1920

SIZE INFORMATION
TOTAL FLOOR AREA: 329 SF
FIRST FLOOR AREA: 238 SF
ADDITIONAL FLOOR AREA: 91 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 500 SF
PERIMETER LENGTH: 74 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

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--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:
SEE 08045A for applicable codes.

OCCUPANCY CLASSIFICATION: Not occupied
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5(100)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
AGRICULTURAL OUTBUILDING

CURRENT FUNCTION:
SECONDARY STRUCTURE
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Plan View; List of Emer Stab Recs	18004A	03-08-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--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: N/A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. DATE: / CRBIB NUMBER:

TITLE:

****

--MAJOR IMPROVEMENTS/MODIFICATIONS----------

CONSTRUCTION DATE: 1864-1920 CONSTRUCTION: Built TEXT: Date of original construction not determined
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

Structure was evaluated using the level two inventory, comprehensive ICAP format

INSPECTION TEAM

DATE OF INSPECTION: 05/08/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS, WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08046
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 1.5 HRS.

Christian C. Bookter
Exhibit Specialist/Restor
NPS, WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08046
TIMES:
INSPECTION: 0 HRS.
REPORT PREPARATION: 4 HRS.

Elizabeth Sasser, AIA
Historic Architect
NPS, WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08046
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 0 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 06/04/90
NAME: Bookter, Vitanza
ADDRESS: WPTC

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	vert wood bd siding butt joints(1/4-1/2"	850	SF	TOTAL
	MM UNIT: ANTI/0045	btwn bds)random wdth 8-14" continous	637	SF	GOOD
	HISTORIC RATING: 2	lengths 8-13'6"	127	SF	FAIR
			86	SF	POOR
	NOTES: most bds avg 10-12 widths see 4221				
4112	WALLS:WALL STRUCTURE	1" bds nailed w/sq hd to mod hewn tim-	850	SF	TOTAL
	MM UNIT: ANTI/0045	ber frame (5x6"sills,6x7"corner posts,6x	595	SF	GOOD
	HISTORIC RATING: 2	6 rafter plates SE&NW walls & log joists	85	SF	FAIR
	REVISION DATE: 06/06/90		170	SF	POOR
	NOTES: infilled w/ smaller dim studs & diagonal & horz bracing members, mort & tenon joints btwn all maj studs & diag & horz				
4113	WALLS:WALL INSULATION	none void this element			
	MM UNIT: ANTI/0045				
	HISTORIC RATING: 0				
	REVISION DATE: 06/06/90				
4121	CEILINGS:CLG SURFACE	random width 4/4 bds nailed w/ butt	91	SF	TOTAL
	MM UNIT: ANTI/0045	joints	0	SF	GOOD
	HISTORIC RATING: 2		91	SF	FAIR
	REVISION DATE: 06/06/90		0	SF	POOR
	NOTES: NE projecting forebay @ gable end				
4122	CEILINGS:CLG STRUCTURE	cont. of SE & NW rafter plates w/5/4x8"	91	SF	TOTAL
	MM UNIT: ANTI/0045	bd @ central post & 2 1/2x6" reused raft	77	SF	GOOD
	HISTORIC RATING: 1	er spanning fm NE wall to column line	0	SF	FAIR
	REVISION DATE: 06/06/90		14	SF	POOR
	NOTES: supporting ceiling bds (see 4121) random non-standard const methodology				
4131	FLOORS:FLOOR SURFACE	compacted dirt under NE projecting	91	SF	TOTAL
	MM UNIT: ANTI/0045	forebay @ gable end, grass growing @ NE	91	SF	GOOD
	HISTORIC RATING: 3	door entrance	0	SF	FAIR
	REVISION DATE: 06/06/90		0	SF	POOR
4133	FLOORS:FLOOR STRUCTURE	compacted dirt w/14" step @ line of	91	SF	TOTAL
	MM UNIT: ANTI/0045	fence @ central post location	91	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/06/90		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4141	WINDOWS:WDO FRAME	1ea @ SE,NE, & NW elev consisting of	3	EA	TOTAL
	MM UNIT: ANTI/0045	midwall hor brace as sill, upper wall	0	EA	GOOD
	HISTORIC RATING: 2	hor brace as header & vert posts spannin	3	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
	NOTES: btwn sill & rafter plates as jambs , located to use bldg frame as window frame, not formal openings				
4142	WINDOWS:WDO SASH	no exist. sash frames-evidence of glass	3	EA	TOTAL
	MM UNIT: ANTI/0045	@ SE & NW openings	3	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
	NOTES: chicken wire screening pulled across all 3 openings, nailed fm exterior				
4143	WINDOWS:WDO TRIM	1x4" plain trim @ NW opening	8	LF	TOTAL
	MM UNIT: ANTI/0045		0	LF	GOOD
	HISTORIC RATING: 2		6	LF	FAIR
	REVISION DATE: 06/06/90		2	LF	POOR
4151	DOORS:DOOR FRAME	drs cut into SE & NE elev- SE dr 4x4s w/	2	EA	TOTAL
	MM UNIT: ANTI/0045	m&t jnts spanning fm sill to rafter plat	0	EA	GOOD
	HISTORIC RATING: 2	as jambs, sill plate as sill, 2x4 scab-	2	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
	NOTES: ed btwn 4x4s as lintel. NE dr N corner post & 3x5 as jambs 2x3 as lintel & sill plate as sill, dr frames blt into str.				
4152	DOORS:DOOR	1 @ SE & NE elev, bd const over 2" frame	2	EA	TOTAL
	MM UNIT: ANTI/0045	batten comb sq & wire nails used to fasn	1	EA	GOOD
	HISTORIC RATING: 1	bds to frame. SE dr 4'2"x6'4"x3/4" t&g	1	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
	NOTES: w/1x6" batten & 1x4 z brace clinch nailed circ sawn, NE dr 3'11 1/2"x6'x7/8" butt joint bds w/1x6" batt 1x2 z brace				
4153	DOORS:DOOR TRIM	beveled ext jamb stops @ NE dr frame: 1	12	LF	TOTAL
	MM UNIT: ANTI/0045	3/4"x1/2 @ N jamb, 2 1/2"x1 1/2" @ S	12	LF	GOOD
	HISTORIC RATING: 1	jamb	0	LF	FAIR
	REVISION DATE: 06/06/90		0	LF	POOR
	NOTES: no trim/stops @ SE dr				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4155	DOORS:DOOR HARDWARE	hnd wrt hdwr: SE dr: 1 pr 10x1 1/2" strp	2	EA	TOTAL
	MM UNIT: ANTI/0045	hinges & pntls top hnge flared @ end,btm	2	EA	GOOD
	HISTORIC RATING: 1	hnge plain, ext mntd,twstd dr ltch&eye	0	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
	NOTES: NE dr 1 unmtchd pr strp hngs on int, top 2x26" w/circ flare btm is 1 1/2"x21" w/pntd flare @ end, bth appx 1/8 thkness				
4156	DOORS:DOOR LINTEL	see 4151	2	EA	TOTAL
	MM UNIT: ANTI/0045		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
4157	DOORS:DOOR SILL	see 4151	2	EA	TOTAL
	MM UNIT: ANTI/0045		0	EA	GOOD
	HISTORIC RATING: 2		2	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
4161	FINISHES:COATINGS	whitewash or paint over wood substrate	850	SF	TOTAL
	MM UNIT: ANTI/0045		0	SF	GOOD
	HISTORIC RATING: 0		425	SF	FAIR
	REVISION DATE: 06/06/90		425	SF	POOR
4190	EXTERIOR:EXTERIOR OTHER	wd fences/gates. partially ruined vert	19	LF	TOTAL
	MM UNIT: ANTI/0045	bd partition & gate in forebay area w/	0	LF	GOOD
	HISTORIC RATING: 4	collapsed bd & wire pen extndg fm frebay	7	LF	FAIR
	REVISION DATE: 06/06/90		12	LF	POOR
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	dirt floor w/ large rodent holes,	238	SF	TOTAL
	MM UNIT: ANTI/0045		0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/06/90		238	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	compacted dirt	238	SF	TOTAL
	MM UNIT: ANTI/0045		0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/06/90		238	SF	POOR
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4221	WALLS:WALL SURFACE	NE elev primarily ratchet sawn vert bd	590	SF	TOTAL
	MM UNIT: ANTI/ANTI/0045	remaining elev circ sawn corner posts &	413	SF	GOOD
	HISTORIC RATING: 1	rafter plts show non contxtrl tenons see	59	SF	FAIR
	REVISION DATE: 06/06/90		118	SF	POOR
	NOTES: 4112, no formal int sfcs-int side of ext siding & structural framing exposed on int				
4222	WALLS:WALL STRUCTURE	structural frame described in 4112,			
	MM UNIT: ANTI/0045	frame @ NE wall (int wall @ forebay)			
	HISTORIC RATING: 1	framed similarly			
	REVISION DATE: 06/06/90				
4231	CEILINGS:CLG SURFACE	partial ceiling- 3 circ sawn bds laid	238	SF	TOTAL
	MM UNIT: ANTI/0045	across rafter plates & used for storage	238	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/06/90		0	SF	POOR
	NOTES: bds not fastened to rafter plates				
4241	WINDOWS:WINDOW FRAME	NE wall in forebay. 2'1"x2'6" opening w/	1	EA	TOTAL
	MM UNIT: ANTI/0045	chicken wire nailed over opening	1	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	corr galv metal 2x10 sheets overlapped @	5	SQ	TOTAL
	MM UNIT: ANTI/0045	edges,SEside1 sheet fm eave to ridge	2	SQ	GOOD
	HISTORIC RATING: 2		1	SQ	FAIR
	REVISION DATE: 09/22/90		2	SQ	POOR
	NOTES: bldg open to the elements				
4312	SYSTEM:ROOF SHEATHING	1x3" circ sawn sheathing bds spaced	460	SF	TOTAL
	MM UNIT: ANTI/0045	6" oc	276	SF	GOOD
	HISTORIC RATING: 2		92	SF	FAIR
	REVISION DATE: 06/06/90		92	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	24 ea 2x4"x10'6" rafters spaced 2' oc	460	SF	TOTAL
	MM UNIT: ANTI/0045	rafters birdmouthed onto rafter plate	0	SF	GOOD
	HISTORIC RATING: 1		460	SF	FAIR
	REVISION DATE: 06/06/90		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4314	SYSTEM:ROOF INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4316	SYSTEM:ROOF EAVES	exposed rafter tails w/6" overhang @ NE	58	LF	TOTAL
	MM UNIT: ANTI/0045	SE, & NW elev	46	LF	GOOD
	HISTORIC RATING: 2		9	LF	FAIR
	REVISION DATE: 06/06/90		3	LF	POOR
4322	OPENINGS:ROOF VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4340	FLASHING:ROOF FLASHING	none- panels bent over ridge			
	MM UNIT: ANTI/0045				
	HISTORIC RATING: 0				
	REVISION DATE: 06/06/90				
4360	FINISHES:ROOF FINISH	matte black paint over galv metal	460	SF	TOTAL
	MM UNIT: ANTI/0045		0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/06/90		460	SF	POOR
FOUNDATION					
4413	WALLS:FDN VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4422	PIERS:PIER/PILE STRUCTURE	stones set under sills on soil @ locatin	16	EA	TOTAL
	MM UNIT: ANTI/0045	of 4 corners & @ appx midway between	0	EA	GOOD
	HISTORIC RATING: 2	corners	4	EA	FAIR
	REVISION DATE: 06/06/90		12	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	2 built-in wrk benches, 1 @ NE wall w/	2	EA	TOTAL
	MM UNIT: ANTI/0045	plank wrk surface 3x16x8'7 1/2" & 1 @NW	1	EA	GOOD
	HISTORIC RATING: 2	wall w/plank wrk sfc 1x18x12'	1	EA	FAIR
	REVISION DATE: 06/06/90		0	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4612	PLUMBING:WASTE PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4615	PLUMBING:SEPTIC SYSTEM	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4618	PLUMBING:WATER TREAT SYS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4631	ELECTRICAL:INCOMING SERVICE	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4652	HVAC:HVAC EQUIPMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4785	HEALTH SAFETY:PEST INFEST	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE	neg drainage along Mumma lane-veg grow	700	SF	TOTAL
	MM UNIT: ANTI/0045	ing too close to bldg walls	0	SF	GOOD
	HISTORIC RATING: 0		0	SF	FAIR
	REVISION DATE: 06/06/90		700	SF	POOR
4913	SITE FEATURES:VEGETATION	shrubs & brush growing @ SW & SE walls	740	SF	TOTAL
	MM UNIT: ANTI/0045		494	SF	GOOD
	HISTORIC RATING: 5		0	SF	FAIR
	REVISION DATE: 06/06/90		246	SF	POOR

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR MARK-UP
	EXTERIOR ENVELOPE					
4111	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	moderate weathering of ext sfc deter. or insect damage @ lowr 12" of bds.	repair deteriorated edges, clean mildew & veg. fm siding	127	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	bds split w/missing sections, advance stages of rot or insect/rodent damage or missing bds, extreme weathering of ext. sfc.	repair siding where poss., splice in new pcs., replace missing siding	86	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	NE sill plate worn @ door, all sill plates below exist. grade on ext. and int. (see 4222)	no work req'd @ worn sfcs; remove overburden of earth fm sill plates	85	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	W corner post severely deterd. NW & SW sills rotted, SE rafter plate broken @ E corner post & rotted thru-out	repair/replace rotted members as described	170	SF	$ 0 0 0 ======= $ 0
4121	CEILINGS CLG SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	bds generally in sound cond., some deterioration @ exposed edges	stabilize deter. pcs. , retain all stable elements	91	SF	$ 0 0 0 ======= $ 0
4122	CEILINGS CLG STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	SE rafter plate broken @ E corner post of bldg	repair/replace SE rafter plate	14	SF	$ 0 0 0 ======= $ 0
4141	WINDOWS WDO FRAME PRIORITY: MINOR CONDITION: FAIR	all exhibit severe weathering& deep splits & cracks in surfaces	none	3	EA	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4143	WINDOWS WDO TRIM PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	severely weathered ext. surfaces (header,2 jambs)	no work reqd- remove & back-prime if bldg to be painted	6	LF	$ 0 0 0 ======= $ 0
4143	WINDOWS WDO TRIM PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 2	sill trim severely deteriorated	replace extng w/new sill trim to match extng	2	LF	$ 0 0 0 ======= $ 0
4151	DOORS DOOR FRAME PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	sections of main frame sill plates exposed @ dr opengs sho w accelerated weathering of surfaces, some rodent damage	no special treatment reqd-treat as per main frame	2	EA	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 1	SE dr minor rodent dmge @ bottom edge (4") of bds, no dmge to lower batten	repair minor dmge to bds w/ dutchmen or patching	1	EA	$ 0 0 0 ======= $ 0
4157	DOORS DOOR SILL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	see 4151	see 4151	2	EA	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 0	overall surface weathering has eroded coating thickness to minimal coverage, no longer provides adqt coverage	remove deter & loose coats fm substrate using hand method and apply fpl treatment to saturation	425	SF	$ 0 0 0 ======= $ 0
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR	severly deter along lower 3" @ NW & entire SW elev- provides no protection at all	see fair condition	425	SF	$ 0 0 0 =======

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
EXTERIOR ENVELOPE						
4190	EXTERIOR EXTERIOR OTHER PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 4	gate in bd partition partially missing	remove vegetative overgrowth, remove deteriorated mat. stabilize remaining existing fabric	7	LF	$ 0 0 0 ======= $ 0
4190	EXTERIOR EXTERIOR OTHER PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	bd & wire fence collapsed, tre e fallen @ fence	remove fallen tree	12	LF	$ 0 0 0 ======= $ 0
INTERIOR ENVELOPE						
4211	FLOORS FLOOR SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	large rodent holes, dirt cover ing timber sills, accumulated debris	remove critters, remove dirt fm timber sills, infill holes remove debris	238	SF	$ 0 0 0 ======= $ 0
4213	FLOORS FLOOR STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	see 4211	see 4211	238	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	see 4111 & 4112	all sound fab to remain, patch splice & replace as nec to com plete ext weather resistant envelope of structure see 4111, 4112	59	SF	$ 0 0 0 ======= $ 0
4221	WALLS WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 1	bds split, missing bds	see 4111, 4112	118	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4311	SYSTEM	nails missing or popping,	renail all loose areas,	1	SQ	$ 0
	ROOF SURFACE	panels dented or bent				0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4311	SYSTEM	panels loose or missing,panels	remove torn panels & reinsert	3	SQ	$ 0
	ROOF SURFACE	torn back to expose roof	new, replace missing panels,			0
	PRIORITY: SERIOUS	structure	patch holes			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4312	SYSTEM	water stains	treat with bleach solution	92	SF	$ 0
	ROOF SHEATHING					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4312	SYSTEM	broken & split bds	replace/repair broken bds	92	SF	$ 0
	ROOF SHEATHING					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4313	SYSTEM	no cross bracing @ collar ties	repair deteriorated rafter end	460	SF	$ 0
	ROOF STRUCTURE	@ rafters, rotted rafter end				0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4316	SYSTEM	roffing elements missing	replace metal roofing	9	LF	$ 0
	ROOF EAVES	rafter ends beginning to				0
	PRIORITY: SERIOUS	weather @ SE elev				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4316	SYSTEM	rafter end missing @ NW elev	splice new end on existing	3	LF	$ 0
	ROOF EAVES		rafter			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	ROOF					
4360	FINISHES	surface eroded,	prepare roof and apply	460	SF	$ 0
	ROOF FINISH		penetrol sealer			0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
	FOUNDATION					
4422	PIERS	stones minimal ground clearenc	reconstruct stone piers	4	EA	$ 0
	PIER/PILE STRUCTURE	for sill but do not have foots				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
422	PIERS	stones provide no ground clear	reset stones to elev to	12	EA	$ 0
	PIER/PILE STRUCTURE	ance for sills due to settling	provide ground clearance for			0
	PRIORITY: SERIOUS		sills			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
	FURNISHINGS					
4520	FURNISHINGS	support leg loose, wk sfc show	repair window	1	EA	$ 0
	BUILT-IN FURN	deterioration fm weathering &				0
	PRIORITY: MINOR	ponding of water				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
	GENERAL BUILDING/SITE					
4912	SITE FEATURES	water draining into bldg		700	SF	$ 0
	GRADE/DRAINAGE	elements causing rot &				0
	PRIORITY: SERIOUS	mildew				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
913	SITE FEATURES	vegetation creating movement	remove vegetation	246	SF	$ 0
	VEGETATION	and moisture problems				0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0

TOOL SHED
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 2	W corner post severely deterd. NW & SW sills rotted, SE rafter plate broken @ E corner post & rotted thru-out	repair/replace rotted members as described	170	SF	$ 0 0 0 ======= $ 0
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: POOR SOURCE: RATING: 1	SE rafter plate broken @ E corner post of bldg	repair/replace SE rafter plate	14	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 1	bds split, missing bds	see 4111, 4112	118	SF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 3	surface eroded,	prepare roof and apply penetrol sealer	460	SF	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 2	bds split w/missing sections, advance stages of rot or insect/rodent damage or miss- ing bds, extreme weathering of ext. sfc.	repair siding where poss., splice in new pcs., replace missing siding	86	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	NE sill plate worn @ door, all sill plates below exist. grade on ext. and int. (see 4222)	no work req'd @ worn sfcs; remove overburden of earth fm sill plates	85	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4161	EXTERIOR ENVELOPE	severly deter along lower 3" @	see fair condition	425	SF	$ 0
	FINISHES	NW & entire SW elev- provides				0
	COATINGS	no protection at all				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4211	INTERIOR ENVELOPE	large rodent holes, dirt cover	remove critters, remove dirt	238	SF	$ 0
	FLOORS	ing timber sills, accumulated	fm timber sills, infill			0
	FLOOR SURFACE	debris	holes remove debris			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4213	INTERIOR ENVELOPE	see 4211	see 4211	238	SF	$ 0
	FLOORS					0
	FLOOR STRUCTURE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4221	INTERIOR ENVELOPE	see 4111 & 4112	all sound fab to remain, patch	59	SF	$ 0
	WALLS		splice & replace as nec to com			0
	WALL SURFACE		plete ext weather resistant			0
	CONDITION: FAIR		envelope of structure			=======
	SOURCE:		see 4111, 4112			$ 0
	RATING: 1					
4311	ROOF	nails missing or popping,	renail all loose areas,	1	SQ	$ 0
	SYSTEM	panels dented or bent				0
	ROOF SURFACE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4311	ROOF	panels loose or missing,panels	remove torn panels & reinsert	3	SQ	$ 0
	SYSTEM	torn back to expose roof	new, replace missing panels,			0
	ROOF SURFACE	structure	patch holes			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4312	ROOF	broken & split bds	replace/repair broken bds	92	SF	$ 0
	SYSTEM					0
	ROOF SHEATHING					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4313	ROOF	no cross bracing @ collar ties	repair deteriorated rafter end	460	SF	$ 0
	SYSTEM	@ rafters, rotted rafter end				0
	ROOF STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4316	ROOF	roffing elements missing	replace metal roofing	9	LF	$ 0
	SYSTEM	rafter ends beginning to				0
	ROOF EAVES	weather @ SE elev				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4316	ROOF	rafter end missing @ NW elev	splice new end on existing	3	LF	$ 0
	SYSTEM		rafter			0
	ROOF EAVES					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4422	FOUNDATION	stones provide no ground clear	reset stones to elev to	12	EA	$ 0
	PIERS	ance for sills due to settling	provide ground clearance for			0
	PIER/PILE STRUCTURE		sills			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4912	GENERAL BUILDING/SITE	water draining into bldg		700	SF	$ 0
	SITE FEATURES	elements causing rot &				0
	GRADE/DRAINAGE	mildew				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					

TOOL SHED
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: RATING: 5	vegetation creating movement and moisture problems	remove vegetation	246	SF	$ 0 0 0 ======= $ 0
MINOR						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 2	moderate weathering of ext sfc deter. or insect damage @ lowr 12" of bds.	repair deteriorated edges, clean mildew & veg. fm siding	127	SF	$ 0 0 0 ======= $ 0
4121	EXTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 2	bds generally in sound cond., some deterioration @ exposed edges	stabilize deter. pcs. , retain all stable elements	91	SF	$ 0 0 0 ======= $ 0
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: RATING: 2	all exhibit severe weathering& deep splits & cracks in surfaces	none	3	EA	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: FAIR SOURCE: RATING: 2	severely weathered ext. surfaces (header,2 jambs)	no work reqd- remove & back-prime if bldg to be painted	6	LF	$ 0 0 0 ======= $ 0
4143	EXTERIOR ENVELOPE WINDOWS WDO TRIM CONDITION: POOR SOURCE: RATING: 2	sill trim severely deterior-ated	replace extng w/new sill trim to match extng	2	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 2	sections of main frame sill plates exposed @ dr opengs sho w accelerated weathering of surfaces, some rodent damage	no special treatment reqd- treat as per main frame	2	EA	$ 0 0 0 ======= $ 0
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: RATING: 1	SE dr minor rodent dmge @ bot- tom edge (4") of bds, no dmge to lower batten	repair minor dmge to bds w/ dutchmen or patching	1	EA	$ 0 0 0 ======= $ 0
4157	EXTERIOR ENVELOPE DOORS DOOR SILL CONDITION: FAIR SOURCE: RATING: 2	see 4151	see 4151	2	EA	$ 0 0 0 ======= $ 0
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: RATING: 0	overall surface weathering has eroded coating thickness to minimal coverage, no longer provides adqt coverage	remove deter & loose coats fm substrate using hand method and apply fpl treatment to saturation	425	SF	$ 0 0 0 ======= $ 0
4190	EXTERIOR ENVELOPE EXTERIOR EXTERIOR OTHER CONDITION: FAIR SOURCE: RATING: 4	gate in bd partition partially missing	remove vegetative overgrowth, remove deteriorated mat. stabilize remaining existing fabric	7	LF	$ 0 0 0 ======= $ 0
4190	EXTERIOR ENVELOPE EXTERIOR EXTERIOR OTHER CONDITION: POOR SOURCE: RATING: 4	bd & wire fence collapsed, tre e fallen @ fence	remove fallen tree	12	LF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4312	ROOF	water stains	treat with bleach solution	92	SF	$ 0
	SYSTEM					0
	ROOF SHEATHING					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4422	FOUNDATION	stones minimal ground clearenc	reconstruct stone piers	4	EA	$ 0
	PIERS	for sill but do not have foots				0
	PIER/PILE STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4520	FURNISHINGS	support leg loose, wk sfc show	repair window	1	EA	$ 0
	FURNISHINGS	deterioration fm weathering &				0
	BUILT-IN FURN	ponding of water				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					

NATIONAL PARK SERVICE

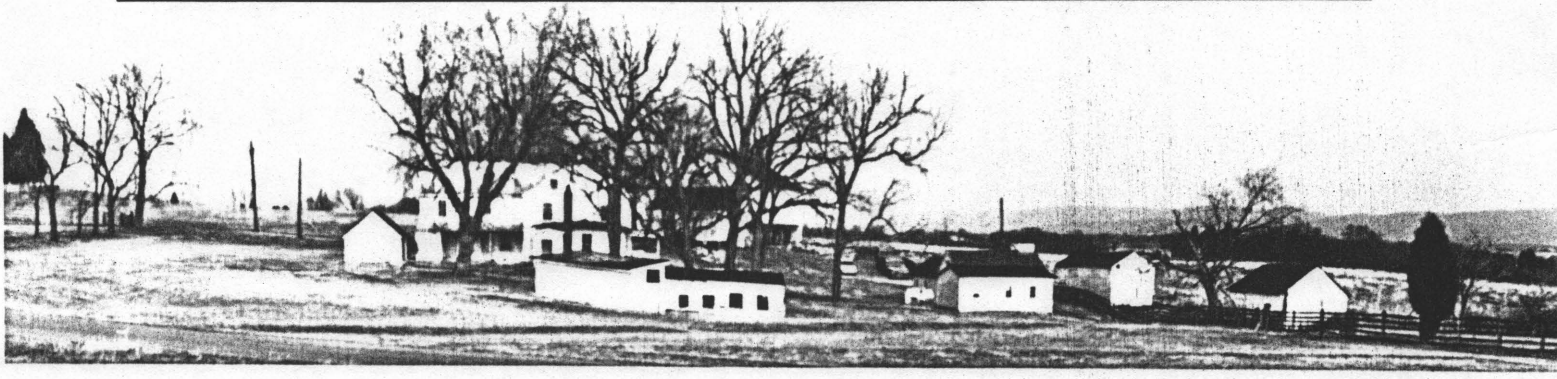
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

HOG PEN, 08047



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

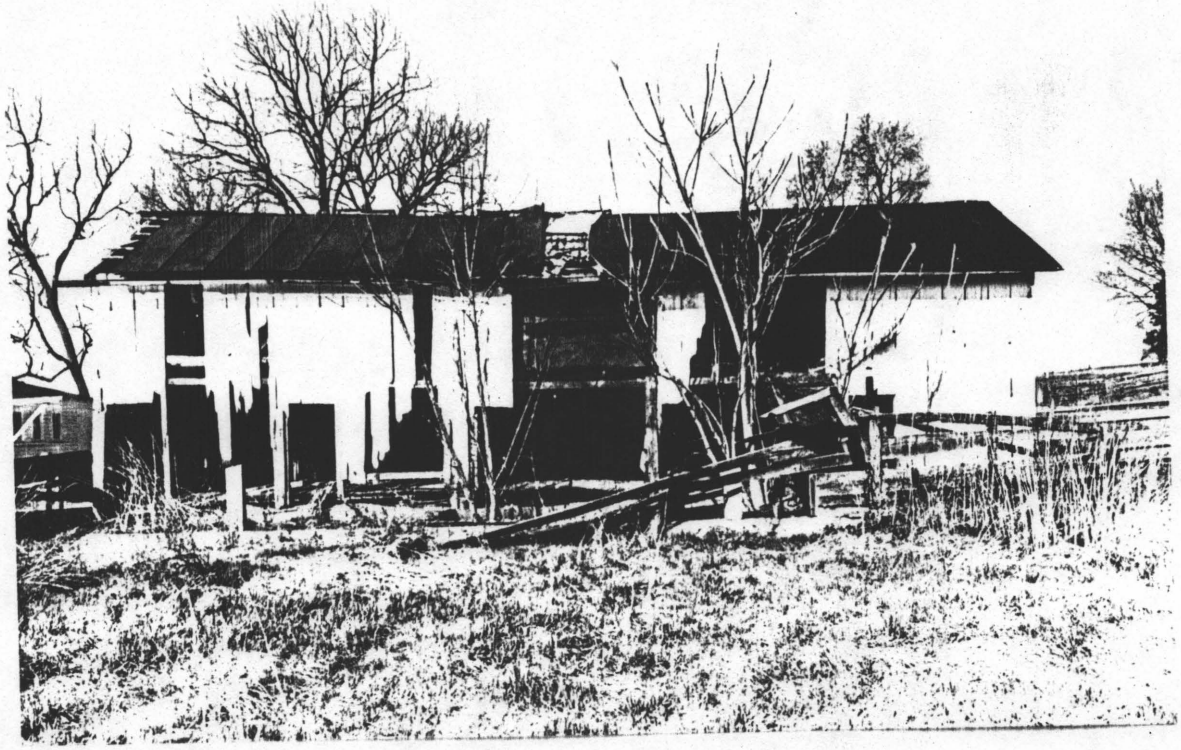
Williamsport, Maryland

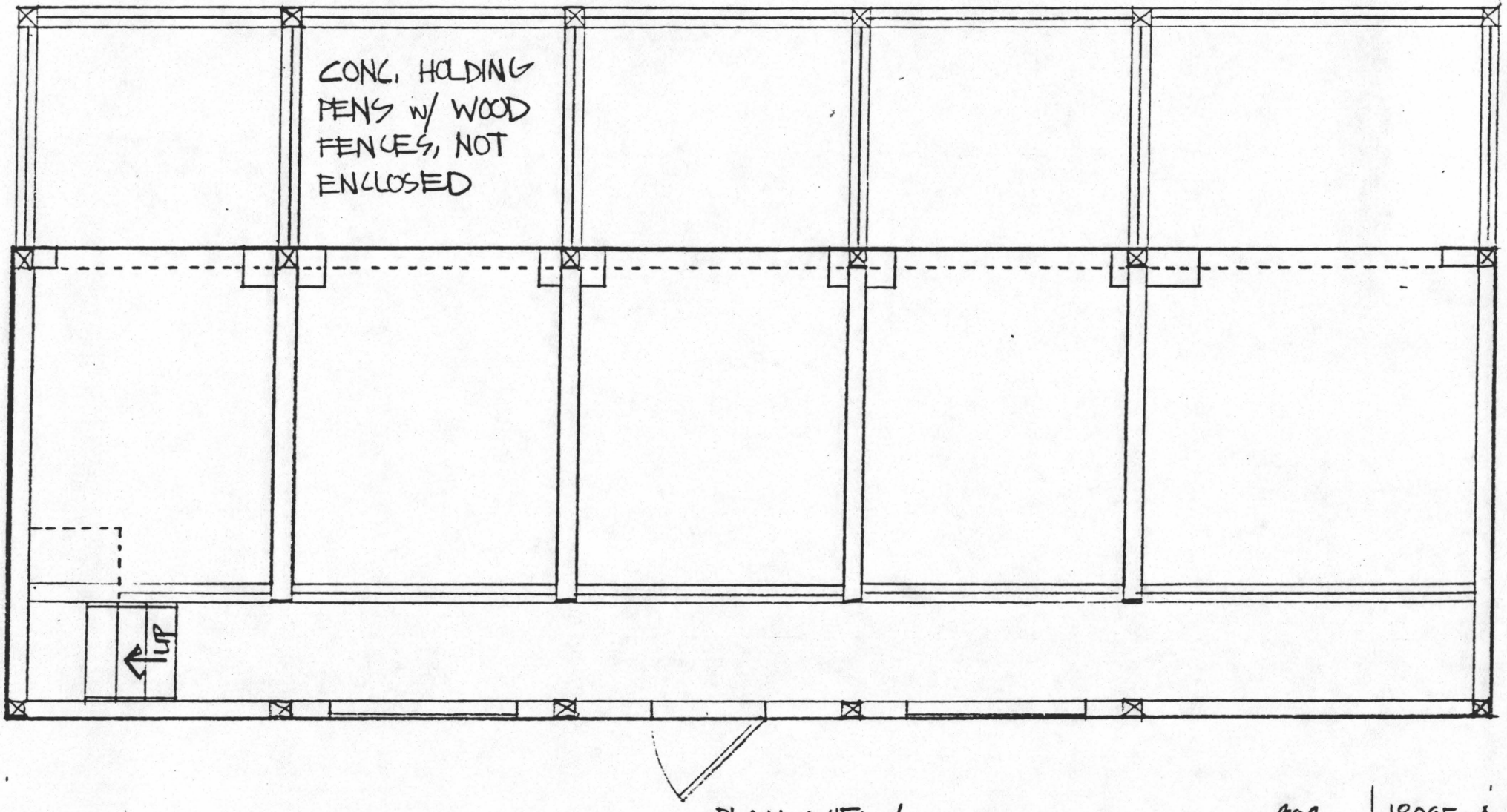
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



Mumma Farm HOG PEN





PLAN VIEW

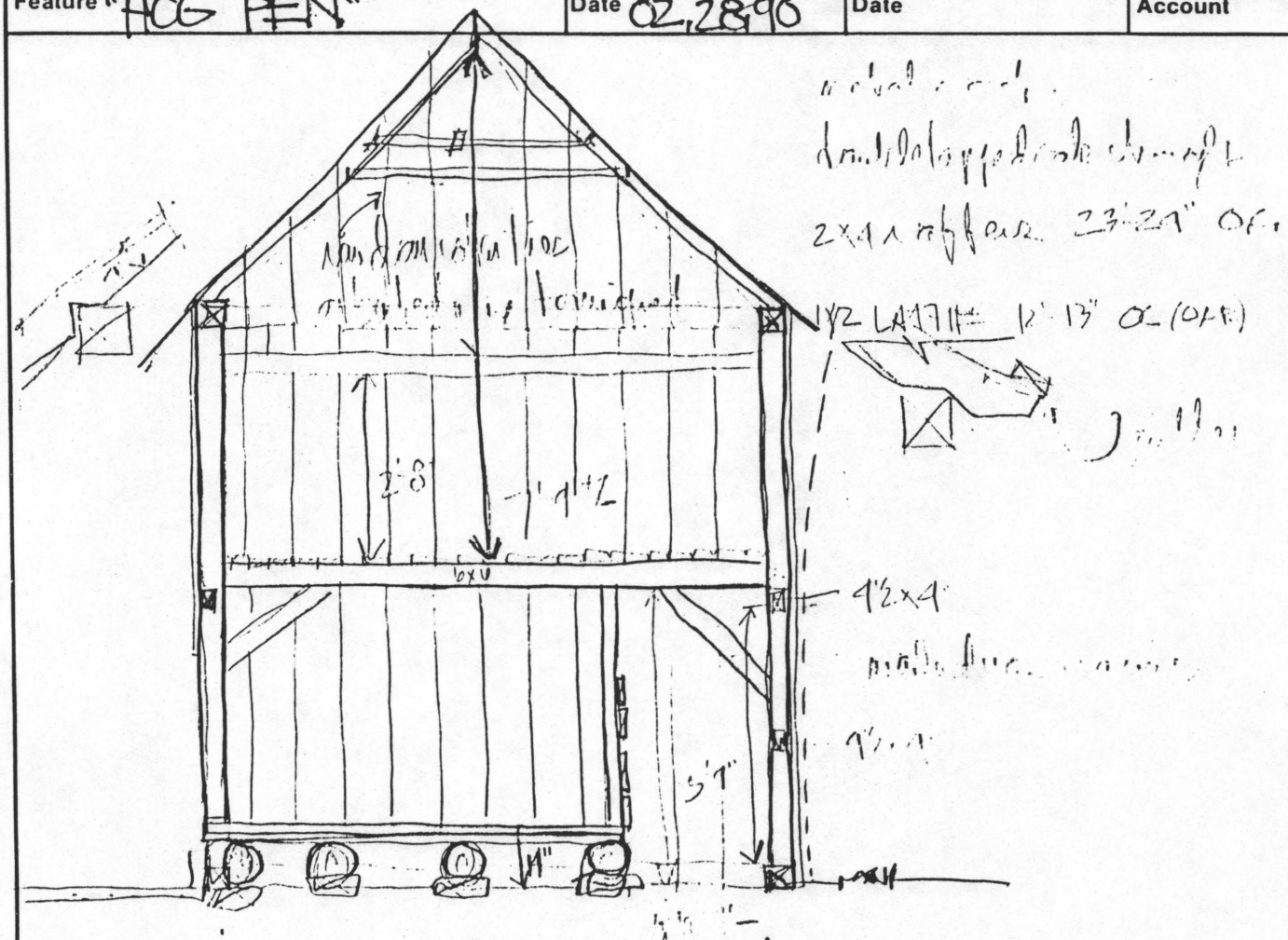
MUMMA HOG PEN, ANTI (1/4"=1'-0")
IDLCS 08047

302	18005-A
03.08.90	HFL-WPTC

SHEET 1 of 1

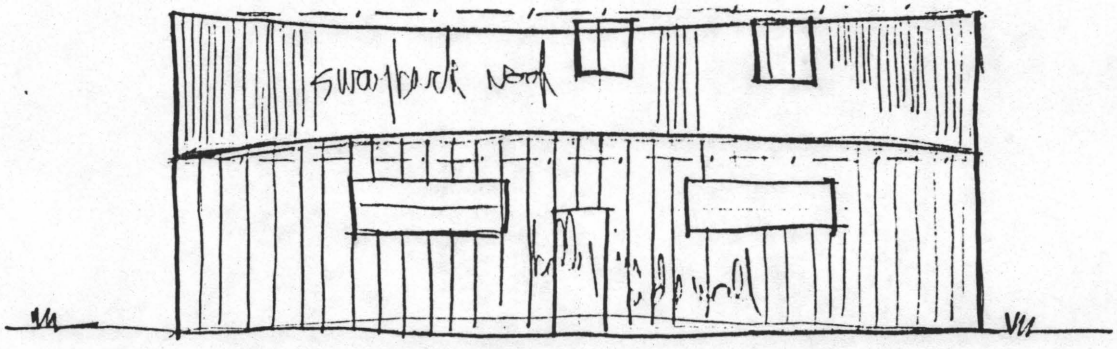
FORM D S C - 44

Park ANTIETAM N.B.	NATIONAL PARK SERVICE DENVER SERVICE CENTER			Sheet
Area MUMMA FARM				of
Project HAP	By [illegible]		Checked	Pkg.
Feature "HOG PEN"	Date 02.28.90		Date	Account



VIEW of END WALL FRAMING and PARTIAL SECTION

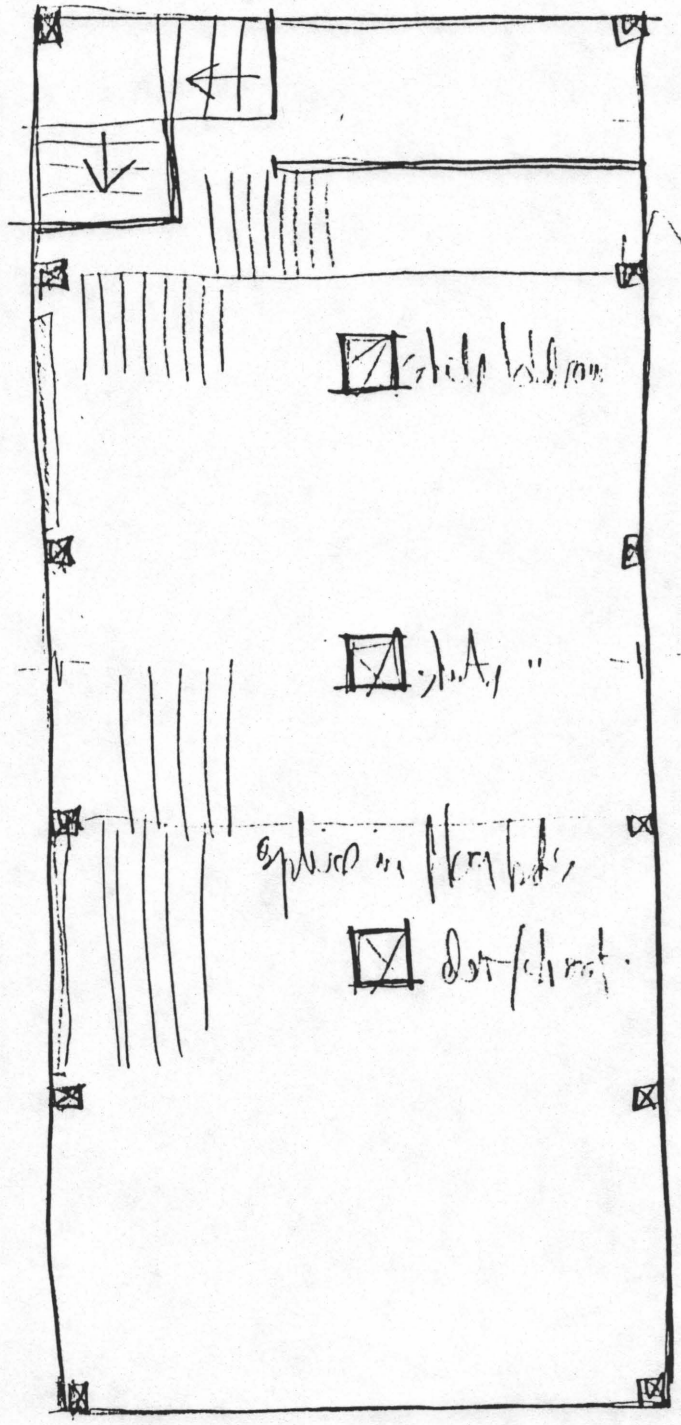
1¼"=1'0"



ELEVATION from LANE

FORM D S C - 44

Park ANTIETAM N.B.	NATIONAL PARK SERVICE DENVER SERVICE CENTER			Sheet 2
Area MUMMA FARM				of
Project " GAP	By [illegible]		Checked	Pkg.
Feature HOG-PEN	Date 02.26.90		Date	Account



SECOND FLOOR PLAN

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Local, Secondary Historic Structure.

ARCHITECTURAL DESCRIPTION: Rect trans fr vernac ag outbldg w/ vert bd sdg & corrugtd mtl rf w/ 2 sq vents; details: feed stalls @ 1st level, storge area @ 2nd level. Ea bay = door

--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----------

OTHER NAMES: Hog Barn

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0047
- MANAGEMENT UNIT: ANTI/0047
- BUILDING CONDITION: Poor
- MAINTENANCE PRIORITY: 2 - Medium
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 8000
- SF 1166 DESIGNATION: ALL OTHER
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IID
- LCS ID NUMBER: 08047
- HOUSING NUMBER: STRUC#0047
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 52600
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1864-1920

SIZE INFORMATION
- TOTAL FLOOR AREA: 1315 SF
- FIRST FLOOR AREA: 526 SF
- ADDITIONAL FLOOR AREA: 789 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 512 SF
- PERIMETER LENGTH: 100 LF
- NUMBER OF STORIES: 2
- NUMBER OF ROOMS: 8
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

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--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:
SEE 08045A for applicable codes.

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5(100)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
AGRICULTURAL OUTBUILDING

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Mumma Hog Pen Plan View	18005A	03-08-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

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--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: N/A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: SEE 08045A for CRBIB listing. DATE: / CRBIB NUMBER:

TITLE:

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--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: 1864-1920 CONSTRUCTION: Built TEXT: Date of original construction not verified
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Other

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

Structure was evaluated using the Level Two Inventory ICAP format.

INSPECTION TEAM

DATE OF INSPECTION: 05/02/90

INSPECTION TEAM PERSONNEL:

Thomas A Vitanza, aia
Historic Architect
NPS-WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7972
AREAS: 08047
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 2 HRS.

S Elizabeth Sasser, AIA
Historic Architect
NPS-WPTC
205 W potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08047
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 0 HRS.

Christian C. Bookter
Exhibits Specialist/Restr
NPS-WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: 08047
TIMES:
INSPECTION: 4 HRS.
REPORT PREPARATION: 4 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 06/06/90
NAME: Bookter, Vitanza
ADDRESS: NPS, WPTC

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	1X12LX10'6"W ratchet sawn vert bds gable	1273	SF	TOTAL
	MM UNIT: ANTI/0047	end bds lapped over lower siding	382	SF	GOOD
	HISTORIC RATING: 2		382	SF	FAIR
			509	SF	POOR
4112	WALLS:WALL STRUCTURE	braced timber frame,5 bays w/continous	1281	SF	TOTAL
	MM UNIT: ANTI/0047	aisle on W side, 2 floors. 6x6 vert post	389	SF	GOOD
	HISTORIC RATING: 1	knee,girts,sills 8x7	637	SF	FAIR
			255	SF	POOR
	NOTES: pegged m&t joints, framing timbers both hewn & circ sawn some vert posts have splice repairs have repairs @ lower ends				
4113	WALLS:WALL INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4131	FLOORS:FLOOR SURFACE	ext cip concrete slab w/ large aggregate	263	SF	TOTAL
	MM UNIT: ANTI/0047	content & size	0	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
			263	SF	POOR
4133	FLOORS:FLOOR STRUCTURE	cip concrete slab on grade, @ edges	263	SF	TOTAL
	MM UNIT: ANTI/0047	shows 6"+- thickness	0	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 06/07/90		263	SF	POOR
	NOTES: only @ ext pens				
4151	DOORS:DOOR FRAME	4x4 jambs spiked to sill & 2nd floor	2	EA	TOTAL
	MM UNIT: ANTI/0047	joist ledger	2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
4152	DOORS:DOOR	2'8"x5'8" z braced bd door. Clinched cut	1	EA	TOTAL
	MM UNIT: ANTI/0047	nails (wire nail repairs) 1xrandom 12"	0	EA	GOOD
	HISTORIC RATING: 1	7 1/2" bds.	1	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
	NOTES: door operational				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4155	DOORS:DOOR HARDWARE	wood turnlatch & strap hinges on pintels	1	EA	TOTAL
	MM UNIT: ANTI/0047		1	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
4161	FINISHES:COATINGS	white exterior paint on wood substrate	1273	SF	TOTAL
	MM UNIT: ANTI/0047		1018	SF	GOOD
	HISTORIC RATING: 3		255	SF	FAIR
	REVISION DATE: 06/07/90		0	SF	POOR
4190	EXTERIOR:EXTERIOR OTHER	2'x6' horizontal 2nd floor feed doors	2	EA	TOTAL
	MM UNIT: ANTI/0047	constructed of 2ea 1"x12" bds	2	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
	NOTES: hinged @ bottom edge				
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	1st flr-1-3"x4-12"x8.5' circ sawn bds.	1053	SF	TOTAL
	MM UNIT: ANTI/0047	raised platform spans length of bldg bds	211	SF	GOOD
	HISTORIC RATING: 2	laid across appx 3/4 width of bldg w/apx	421	SF	FAIR
	REVISION DATE: 06/07/90		421	SF	POOR
	NOTES: 2' dirt walkway along W elev. 2nd flr- 1x5"x16 or8' t&g bds laid longitudinally & span entire width of bldg				
4212	FLOORS:FLOOR DECKING	wood bd random width 4-12", thkns. 1-3",	527	SF	TOTAL
	MM UNIT: ANTI/0047	lngth 8-8.5' butt joints, circ sawn,	0	SF	GOOD
	HISTORIC RATING: 2	worn surface oak bds	316	SF	FAIR
	REVISION DATE: 06/07/90		211	SF	POOR
	NOTES: in some areas 1" bds laid over existing (2 layers floor 40%)				
4213	FLOORS:FLOOR STRUCTURE	1st flr- hewn log joists 8x6"x20',4ea	1053	SF	TOTAL
	MM UNIT: ANTI/0047	joists span l. of bldg, joists set on	105	SF	GOOD
	HISTORIC RATING: 2	stone piers w/0-16" gnd clearance &are	316	SF	FAIR
	REVISION DATE: 06/07/90		632	SF	POOR
	NOTES: intersected midway by 6x8"x8' transverse beam. 2nd flr. 6ea @ ea post 6x5 3/4, 5ea 2x5" & 8ea dbl 2x5" ratchet sawn jsts.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4221	WALLS:WALL SURFACE	exposed wood timber framing & sheathing	1273	SF	TOTAL
	MM UNIT: ANTI/0047	ratchet sawn	382	SF	GOOD
	HISTORIC RATING: 2		382	SF	FAIR
	REVISION DATE: 06/07/90		509	SF	POOR
4222	WALLS:WALL STRUCTURE	braced timber frame, 2 flrs, 6x6 vert	1274	SF	TOTAL
	MM UNIT: ANTI/0047	posts knee braces, girts, sills 8x7	382	SF	GOOD
	HISTORIC RATING: 1	(see 4112)	637	SF	FAIR
	REVISION DATE: 06/07/90		255	SF	POOR
4231	CEILINGS:CLG SURFACE	exposed 2nd flr joists & bottom 2nd flor	480	SF	TOTAL
	MM UNIT: ANTI/0047	t&g flr bds-flr bds laid longitudinally	0	SF	GOOD
	HISTORIC RATING: 1	flr bds ratchet sawn & surfaced	240	SF	FAIR
	REVISION DATE: 06/07/90		240	SF	POOR
4232	CEILINGS:CLG STRUCTURE	see 4231	480	SF	TOTAL
	MM UNIT: ANTI/0047		0	SF	GOOD
	HISTORIC RATING: 1		240	SF	FAIR
	REVISION DATE: 06/07/90		240	SF	POOR
4251	DOORS:DOOR FRAME	4x4 ratchet sawn w/ flr joist as headr	5	EA	TOTAL
	MM UNIT: ANTI/0047	hinge hdwr fastened to girts (int dr to	0	EA	GOOD
	HISTORIC RATING: 1	2nd flr), 1- W elev 2 4x4 r.s. w/girt as	5	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
	NOTES: header, 3- E elev 4x4 r.s. & 6x6 post w/girt as header				
4255	DOORS:DOOR HARDWARE	no hdwr on E or W elev. staircase door-	5	EA	TOTAL
	MM UNIT: ANTI/0047	2ea 10" strap hinges, chain & lock loop,	5	EA	GOOD
	HISTORIC RATING: 1	thumb latch	0	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
4261	FINISHES:COATINGS	whitewash over wood substrate	1273	SF	TOTAL
	MM UNIT: ANTI/0047		0	SF	GOOD
	HISTORIC RATING: 3		127	SF	FAIR
	REVISION DATE: 06/07/90		1146	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	wood ratchet sawn framing, wood tread &	27	SF	TOTAL
	MM UNIT: ANTI/0047	kick plates & 1 1/4" risers	5	SF	GOOD
	HISTORIC RATING: 1		8	SF	FAIR
	REVISION DATE: 06/07/90		14	SF	POOR
	NOTES: non standard rise fall tread width				
ROOF					
4311	SYSTEM:ROOF SURFACE	8'x27" corr galv metal shts overlapped @	6	SQ	TOTAL
	MM UNIT: ANTI/0047	sides bent & nailed to rake bds. E elev:	2	SQ	GOOD
	HISTORIC RATING: 3	dbl V crimped metal shts overlapped @	2	SQ	FAIR
	REVISION DATE: 09/22/90		2	SQ	POOR
	NOTES: edge, bent & nailed to rake bds.-8' lngths. 2ea 2'x3'x4" ventilators W elev. roofing laid over earlier shingl (wood)				
4312	SYSTEM:ROOF SHEATHING	1x2" rough sawn spaced 12" oc-W elev.	180	SF	TOTAL
	MM UNIT: ANTI/0047	1x5" rough sawn spaced 18-24"oc-&	72	SF	GOOD
	HISTORIC RATING: 3	1x2 spaced 12" oc-E elev	18	SF	FAIR
	REVISION DATE: 06/07/90		90	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	3 1/2" - 4"x2" ratchet & circ sawn	640	SF	TOTAL
	MM UNIT: ANTI/0047	wood rafters spaced 2'oc, 6x6 timber	512	SF	GOOD
	HISTORIC RATING: 2	rafter plate, rafter ends exposed	128	SF	FAIR
	REVISION DATE: 06/07/90		0	SF	POOR
4314	SYSTEM:ROOF INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4316	SYSTEM:ROOF EAVES	6" overhang all elev, rake bds nailed	11	LF	TOTAL
	MM UNIT: ANTI/0047	over sheathing bd ends N & S elev	11	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 06/07/90		0	LF	POOR
4322	OPENINGS:ROOF VENTILATION	see photo 2 vents on W slope of roof	2	EA	TOTAL
	MM UNIT: ANTI/0047	4"x2'10"x3'	0	EA	GOOD
	HISTORIC RATING: 3		2	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4340	FLASHING:ROOF FLASHING	appx 6' lngths rolled metal ridge flash-	40	LF	TOTAL
	MM UNIT: ANTI/0047	ing overlapped @ section ends	8	LF	GOOD
	HISTORIC RATING: 3		12	LF	FAIR
	REVISION DATE: 06/07/90		20	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	1/2 rnd galv metal gutter	102	LF	TOTAL
	MM UNIT: ANTI/0047		0	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 06/07/90		102	LF	POOR
4360	FINISHES:ROOF FINISH	matte black paint over metal roofing	640	SF	TOTAL
	MM UNIT: ANTI/0047		320	SF	GOOD
	HISTORIC RATING: 3		256	SF	FAIR
	REVISION DATE: 06/07/90		64	SF	POOR
FOUNDATION					
4412	WALLS:FDN WALL STRUCTURE	non standard cip concrete stem wall @ E	20	SF	TOTAL
	MM UNIT: ANTI/0047	elev w/ no apparant footing	0	SF	GOOD
	HISTORIC RATING: 4		4	SF	FAIR
	REVISION DATE: 06/07/90		16	SF	POOR
	NOTES: see also 4422				
4413	WALLS:FDN VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4422	PIERS:PIER/PILE STRUCTURE	stones placed under sills on ground w/no	24	EA	TOTAL
	MM UNIT: ANTI/0047	apparent footing @ location of ea vert	0	EA	GOOD
	HISTORIC RATING: 2	post &@ int W log joists @ location of	4	EA	FAIR
	REVISION DATE: 06/07/90		20	EA	POOR
	NOTES: ea vert post, stones not mortared				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	1st flr: 1ea 5'x2'x30" wood grain box,	5	EA	TOTAL
	MM UNIT: ANTI/0047	1ea 40"x6"x6" wood grain chute, 2nd flr	5	EA	GOOD
	HISTORIC RATING: 3	3ea wood 42"x12"x12" feed chute	0	EA	FAIR
	REVISION DATE: 06/07/90		0	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4612	PLUMBING:WASTE PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4615	PLUMBING:SEPTIC SYSTEM	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4618	PLUMBING:WATER TREAT SYS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4631	ELECTRICAL:INCOMING SERVICE	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4632	ELECTRICAL:MAIN DIST PNL	2 fused boxes w/disconnect switch	2	EA	TOTAL
	MM UNIT: ANTI/0047		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/07/90		2	EA	POOR
	NOTES: system not operational				
4634	ELECTRICAL:WIRING NETWORK	copper insulated wire w/woven fabric	1	EA	TOTAL
	MM UNIT: ANTI/0047	sheathing & porcelin insulators (5ea)	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/07/90		1	EA	POOR
	NOTES: see 4632				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4635	ELECTRICAL:SWITCHES/OUTLETS	1ea 2prong duplex recpt., 2ea toggle	3	EA	TOTAL
	MM UNIT: ANTI/0047	switches	0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/07/90		3	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	2 ea porcelin light fixtures	2	EA	TOTAL
	MM UNIT: ANTI/0047		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 06/07/90		2	EA	POOR
4652	HVAC:HVAC EQUIPMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4733	FIRE DETECTION:FD DETECTOR	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4743	SMOKE CONTROL:DEVICE/EQPT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4757	FIRE SUPPRESSION:EXTINGUISHERS	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4761	SEISMIC:STRUCTURAL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: HISTORIC RATING:	Not inspected			
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: ANTI/0047 HISTORIC RATING: 0 REVISION DATE: 06/07/90	sheathing bds @ grade N & W elev, neg site drainage N & W elev	1200 0 0 1200	SF SF SF SF	TOTAL GOOD FAIR POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4913	SITE FEATURES:VEGETATION	grasses weeds shrubs surround bldg,	1200	SF	TOTAL
	MM UNIT: ANTI/0047	trees grown in concrete slab E elev	0	SF	GOOD
	HISTORIC RATING: 0	see 4914	0	SF	FAIR
	REVISION DATE: 06/07/90		1200	SF	POOR
4914	SITE FEATURES:WALKWAY/PATIO	6'6"x40' cip concrete slab holding pens	240	SF	TOTAL
	MM UNIT: ANTI/0047	w/wood fences (hog patio)	80	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 06/07/90		160	SF	POOR

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4111	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	cracked or split but still in place.. 10% broken, lower 6" deteriorated	renail loose siding, replace broken siding, repair areas of siding where deter. extends beyond lower 8" of bd	382	SF	$ 0 0 0 ======= $ 0
4111	WALLS WALL SURFACE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	30% missing on E elev	replace missing in kind	509	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 1	frame racked out/o plumb E & W walls out of thrust @ rafter plates	provide tie rods, pull walls into alignment & install tens ion cables @ rafter plate	637	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 1	sills extensively rotted in ground contact	replace sills w/ cca treated timbers	255	SF	$ 0 0 0 ======= $ 0
4131	FLOORS FLOOR SURFACE PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 4	extensive weathering of slab, deteriorated & structural cracks @ edges	no work rec.	263	SF	$ 0 0 0 ======= $ 0
4133	FLOORS FLOOR STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 4	slab extensively cracked w/ vegetation growing through	remove vegetation- no repairs @ this time	263	SF	$ 0 0 0 ======= $ 0
4152	DOORS DOOR PRIORITY: MINOR CONDITION: FAIR	rodent damage &/or broken bds/ batten to 20% of door	no work req'd.	1	EA	$ 0 0 0 =======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4161	FINISHES	cracked & peeling on W elev	prepare surface & repaint bldg	255	SF	$ 0
	COATINGS		upon completion of stab.			0
	PRIORITY: MINOR		repairs			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
	INTERIOR ENVELOPE					
4211	FLOORS	bds warped cupped twisted &/or	no work req'd	421	SF	$ 0
	FLOOR SURFACE	split @ ends &/or bds worn				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
211	FLOORS	bds show late stages of decay&	replace missing portions,	421	SF	$ 0
	FLOOR SURFACE	are severely worn &/or bds	repair/replace severely			0
	PRIORITY: SERIOUS	broken w/ portions missing	decayed, worn, or broken bds			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4212	FLOORS	extreme surface deterioration	no work req'd	316	SF	$ 0
	FLOOR DECKING	det of bd ends, cracking, &				0
	PRIORITY: MINOR	splitting but structurally				0
	CONDITION: FAIR	sound				=======
	SOURCE:					$ 0
	RATING: 2					
4212	FLOORS	severe det thru bd, missing,	replace missing and severely	211	SF	$ 0
	FLOOR DECKING	broken w/portions missing	det bds or portions of bds			0
	PRIORITY: MINOR	structurally unsound	in kind (see specs)			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4213	FLOORS	bds warped, twisted, &/or bowd	no work req'd	316	SF	$ 0
	FLOOR STRUCTURE	split but structurally sound				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4213	FLOORS	bds severely warped cupped	reset displaced 2nd flr joists	632	SF	$ 0
	FLOOR STRUCTURE	twisted & not in place, logs	repair logs where <3/5 is			0
	PRIORITY: SERIOUS	severely decayed	det, replace logs where >3/5			0
	CONDITION: POOR		deteriorated			=======
	SOURCE:					$ 0
	RATING: 2					
4221	WALLS	sheathing cracked or split	no work req'd.	382	SF	$ 0
	WALL SURFACE	but still in place				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4221	WALLS	30% missing on E elev, lower	repair det elements, replace	509	SF	$ 0
	WALL SURFACE	6"+- deteriorated	missing elements			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4222	WALLS	frame racked out of plumb, E &	realign walls	637	SF	$ 0
	WALL STRUCTURE	W walls thrust @ rafter plates				0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4222	WALLS	sills extensively det.	replace sills	255	SF	$ 0
	WALL STRUCTURE					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4231	CEILINGS	joists bowed cupped twisted &	realign flr joists	240	SF	$ 0
	CLG SURFACE	warped-deflected some det @ E				0
	PRIORITY: MINOR	elev flr bds cracked or split				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4231	CEILINGS	flr bds broken w/large holes,	repair/replace severely det/	240	SF	$ 0
	CLG SURFACE	water damage, deterioration	broken/missing bds			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4232	CEILINGS	see 4231	see 4231	240	SF	$ 0
	CLG STRUCTURE					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4232	CEILINGS	see 4231		240	SF	$ 0
	CLG STRUCTURE		see 4231			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4251	DOORS	checking splitting lower 6"	repair det elements	5	EA	$ 0
	DOOR FRAME	vert posts det				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4261	FINISHES	surface mildew, erosion	see poor deficiency	127	SF	$ 0
	COATINGS					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4261	FINISHES	loss of adhesion, water damage	prepare surface area & repaint	1146	SF	$ 0
	COATINGS					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4273	STAIRS/RAMPS	frame wracked out of plumb,	realign frame, repair det wood	8	SF	$ 0
	STAIR/RAMP STRUCTURE	lower 6" vert members det,	replace broken/split kick			0
	PRIORITY: MINOR	kick plates broken or split	plates & tread			0
	CONDITION: FAIR	tread split				=======
	SOURCE:					$ 0
	RATING: 1					
4273	STAIRS/RAMPS	kick plates missing, tread	replace severely worn/missing/	14	SF	$ 0
	STAIR/RAMP STRUCTURE	severely worn or broken	broken members			0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4311	SYSTEM	nails loosened or missing @ W	renail panels plug holes	1	SQ	$ 0
	ROOF SURFACE	elev, rust beginning entire aa	prepare surface & apply			0
	PRIORITY: CRITICAL		penetrol			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4311	SYSTEM	panels missing, loose panels,	renail loose-replace missing	2	SQ	$ 0
	ROOF SURFACE	nail holes, lower 2" W elev	panels, plug holes prepare			0
	PRIORITY: CRITICAL	rusted thru	surface & treat w/penetrol			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4312	SYSTEM	wood splitting minor water	no work req'd	18	SF	$ 0
	ROOF SHEATHING	damage				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4312	SYSTEM	wood det, broken, sections	replace missing/det/broken	90	SF	$ 0
	ROOF SHEATHING	missing	bds			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4313	SYSTEM	rafter ends cracked, split,	no work req'd.	128	SF	$ 0
	ROOF STRUCTURE	rafter plate sagging @ E elev				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4322	OPENINGS	no flashing	install flashing	2	EA	$ 0
	ROOF VENTILATION					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4340	FLASHING	ends bent areas of dents	no work req'd	12	LF	$ 0
	ROOF FLASHING					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======

MM CODE / UNIT	ELEMENT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4340	FLASHING	sections missing, nails popped	replace entire ridge flashing	20	LF	$ 0
	ROOF FLASHING	and sections loose				0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4351	DRAINAGE	gutter rusted thru, missing	replace gutters & dwnspts	102	LF	$ 0
	GUTTER/DOWNSPOUT	downspout on E elev, gutter &				0
	PRIORITY: CRITICAL	downspout missing on W elev				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4360	FINISHES	paint eroding, rust evident in	see poor deficiency	256	SF	$ 0
	ROOF FINISH	areas				0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4360	FINISHES	areas of severe rust	repair roof, prepare surfacea	64	SF	$ 0
	ROOF FINISH		area and treat w/ penetrol			0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
FOUNDATION						
4412	WALLS	concrete eroded	see 4412 poor deficiencies	4	SF	$ 0
	FDN WALL STRUCTURE					0
	PRIORITY: CRITICAL					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 4					
4412	WALLS	concrete broken, undermined	remove &/or replace, if replac	16	SF	$ 0
	FDN WALL STRUCTURE		install footing			0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					

rk Recommendations HOG PEN
by Division **********

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
FOUNDATION						
4422	PIERS	no apparent footings, settling	set stones on footings	4	EA	$ 0
	PIER/PILE STRUCTURE	occuring				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4422	PIERS	stones missing/and or settled	construct footings set stones	20	EA	$ 0
	PIER/PILE STRUCTURE	below grade	to proper elevation			0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
UTILITY SYSTEMS						
4632	ELECTRICAL	does not conform to NEC	no work req'd	2	EA	$ 0
	MAIN DIST PNL					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4634	ELECTRICAL	does not conform to NEC	no work req'd	1	EA	$ 0
	WIRING NETWORK					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4635	ELECTRICAL	does not conform to NEC	no work req'd	3	EA	$ 0
	SWITCHES/OUTLETS					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4636	ELECTRICAL	does not conform to NEC	no work req'd.	2	EA	$ 0
	LIGHT FIXTURES					0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	GENERAL BUILDING/SITE					
4912	SITE FEATURES	neg site drainage @ 2 elev	landscape to provide drainage	1200	SF	$ 0
	GRADE/DRAINAGE					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4913	SITE FEATURES	vegetation overgrown, trees &	remove trees, shrubs-keep	1200	SF	$ 0
	VEGETATION	shrubs disturb fdn & patio	10' area around perimeter			0
	PRIORITY: SERIOUS		mowed 1x yrly			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 0					
4914	SITE FEATURES	erosion, undermining,large	remove trees & shrubs	160	SF	$ 0
	WALKWAY/PATIO	structural cracks 2 of 3 conc				0
	PRIORITY: SERIOUS	posts broken, trees growing in				0
	CONDITION: POOR	cracks of concrete pad				=======
	SOURCE:					$ 0
	RATING: 3					

by Priority **********

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

CRITICAL

4311	ROOF SYSTEM ROOF SURFACE CONDITION: FAIR SOURCE: RATING: 3	nails loosened or missing @ W elev, rust beginning entire aa	renail panels plug holes prepare surface & apply penetrol	1	SQ	$ 0 0 0 ======= $ 0
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: RATING: 3	panels missing, loose panels, nail holes, lower 2" W elev rusted thru	renail loose-replace missing panels, plug holes prepare surface & treat w/penetrol	2	SQ	$ 0 0 0 ======= $ 0
4340	ROOF FLASHING ROOF FLASHING CONDITION: POOR SOURCE: RATING: 3	sections missing, nails popped and sections loose	replace entire ridge flashing	20	LF	$ 0 0 0 ======= $ 0
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: RATING: 3	gutter rusted thru, missing downspout on E elev, gutter & downspout missing on W elev	replace gutters & dwnspts	102	LF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 3	areas of severe rust	repair roof, prepare surfacea area and treat w/ penetrol	64	SF	$ 0 0 0 ======= $ 0
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 4	concrete eroded	see 4412 poor deficiencies	4	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4412	FOUNDATION WALLS FDN WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 4	concrete broken, undermined	remove &/or replace, if replac install footing	16	SF	$ 0 0 0 ======= $ 0
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 2	30% missing on E elev	replace missing in kind	509	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	frame racked out/o plumb E & W walls out of thrust @ rafter plates	provide tie rods; pull walls into alignment & install tens ion cables @ rafter plate	637	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	sills extensively rotted in ground contact	replace sills w/ cca treated timbers	255	SF	$ 0 0 0 ======= $ 0
4133	EXTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 4	slab extensively cracked w/ vegetation growing through	remove vegetation- no repairs @ this time	263	SF	$ 0 0 0 ======= $ 0
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 2	bds show late stages of decay& are severely worn &/or bds broken w/ portions missing	replace missing portions, repair/replace severely decayed, worn, or broken bds	421	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4213	INTERIOR ENVELOPE FLOORS FLOOR STRUCTURE CONDITION: POOR SOURCE: RATING: 2	bds severely warped cupped twisted & not in place, logs severely decayed	reset displaced 2nd flr joists repair logs where <3/5 is det, replace logs where >3/5 deteriorated	632	SF	$ 0 0 0 ======= $ 0
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: RATING: 2	30% missing on E elev, lower 6"+- deteriorated	repair det elements, replace missing elements	509	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	frame racked out of plumb, E & W walls thrust @ rafter plates	realign walls	637	SF	$ 0 0 0 ======= $ 0
4222	INTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 1	sills extensively det.	replace sills	255	SF	$ 0 0 0 ======= $ 0
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: POOR SOURCE: RATING: 3	wood det, broken, sections missing	replace missing/det/broken bds	90	SF	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: FAIR SOURCE: RATING: 3	paint eroding, rust evident in areas	see poor deficiency	256	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4422	FOUNDATION PIERS PIER/PILE STRUCTURE CONDITION: POOR SOURCE: RATING: 2	stones missing/and or settled below grade	construct footings set stones to proper elevation	20	EA	$ 0 0 0 ======= $ 0
4912	GENERAL BUILDING/SITE SITE FEATURES GRADE/DRAINAGE CONDITION: POOR SOURCE: RATING: 0	neg site drainage @ 2 elev	landscape to provide drainage	1200	SF	$ 0 0 0 ======= $ 0
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: RATING: 0	vegetation overgrown, trees & shrubs disturb fdn & patio	remove trees, shrubs-keep 10' area around perimeter mowed 1x yrly	1200	SF	$ 0 0 0 ======= $ 0
4914	GENERAL BUILDING/SITE SITE FEATURES WALKWAY/PATIO CONDITION: POOR SOURCE: RATING: 3	erosion, undermining,large structural cracks 2 of 3 conc posts broken, trees growing in cracks of concrete pad	remove trees & shrubs	160	SF	$ 0 0 0 ======= $ 0
MINOR						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 2	cracked or split but still in place.. 10% broken, lower 6" deteriorated	renail loose siding, replace broken siding, repair areas of siding where deter. extends beyond lower 8" of bd	382	SF	$ 0 0 0 ======= $ 0
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: RATING: 4	extensive weathering of slab, deteriorated & structural cracks @ edges	no work rec.	263	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4152	EXTERIOR ENVELOPE	rodent damage &/or broken bds/	no work req'd.	1	EA	$ 0
	DOORS	batten to 20% of door				0
	DOOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 1					
4161	EXTERIOR ENVELOPE	cracked & peeling on W elev	prepare surface & repaint bldg	255	SF	$ 0
	FINISHES		upon completion of stab.			0
	COATINGS		repairs			0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4211	INTERIOR ENVELOPE	bds warped cupped twisted &/or	no work req'd	421	SF	$ 0
	FLOORS	split @ ends &/or bds worn				0
	FLOOR SURFACE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4212	INTERIOR ENVELOPE	extreme surface deterioration	no work req'd	316	SF	$ 0
	FLOORS	det of bd ends, cracking, &				0
	FLOOR DECKING	splitting but structurally				0
	CONDITION: FAIR	sound				=======
	SOURCE:					$ 0
	RATING: 2					
4212	INTERIOR ENVELOPE	severe det thru bd, missing,	replace missing and severely	211	SF	$ 0
	FLOORS	broken w/portions missing	det bds or portions of bds			0
	FLOOR DECKING	structurally unsound	in kind (see specs)			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 2					
4213	INTERIOR ENVELOPE	bds warped, twisted, &/or bowd	no work req'd	316	SF	$ 0
	FLOORS	split but structurally sound				0
	FLOOR STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: RATING: 2	sheathing cracked or split but still in place	no work req'd.	382	SF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: RATING: 1	joists bowed cupped twisted & warped-deflected some det @ E elev flr bds cracked or split	realign flr joists	240	SF	$ 0 0 0 ======= $ 0
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: RATING: 1	flr bds broken w/large holes, water damage, deterioration	repair/replace severely det/ broken/missing bds	240	SF	$ 0 0 0 ======= $ 0
4232	INTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: RATING: 1	see 4231	see 4231	240	SF	$ 0 0 0 ======= $ 0
4232	INTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: POOR SOURCE: RATING: 1	see 4231	see 4231	240	SF	$ 0 0 0 ======= $ 0
4251	INTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: RATING: 1	checking splitting lower 6" vert posts det	repair det elements	5	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4261	INTERIOR ENVELOPE	surface mildew, erosion	see poor deficiency	127	SF	$ 0
	FINISHES					0
	COATINGS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4261	INTERIOR ENVELOPE	loss of adhesion, water damage	prepare surface area & repaint	1146	SF	$ 0
	FINISHES					0
	COATINGS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 3					
4273	INTERIOR ENVELOPE	frame wracked out of plumb,	realign frame, repair det wood	8	SF	$ 0
	STAIRS/RAMPS	lower 6" vert members det,	replace broken/split kick			0
	STAIR/RAMP STRUCTURE	kick plates broken or split	plates & tread			0
	CONDITION: FAIR	tread split				=======
	SOURCE:					$ 0
	RATING: 1					
4273	INTERIOR ENVELOPE	kick plates missing, tread	replace severely worn/missing/	14	SF	$ 0
	STAIRS/RAMPS	severely worn or broken	broken members			0
	STAIR/RAMP STRUCTURE					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 1					
4312	ROOF	wood splitting minor water	no work req'd	18	SF	$ 0
	SYSTEM	damage				0
	ROOF SHEATHING					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4313	ROOF	rafter ends cracked, split,	no work req'd.	128	SF	$ 0
	SYSTEM	rafter plate sagging @ E elev				0
	ROOF STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4322	ROOF	no flashing	install flashing	2	EA	$ 0
	OPENINGS					0
	ROOF VENTILATION					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4340	ROOF	ends bent areas of dents	no work req'd	12	LF	$ 0
	FLASHING					0
	ROOF FLASHING					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 3					
4422	FOUNDATION	no apparent footings, settling	set stones on footings	4	EA	$ 0
	PIERS	occuring				0
	PIER/PILE STRUCTURE					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 2					
4632	UTILITY SYSTEMS	does not conform to NEC	no work req'd	2	EA	$ 0
	ELECTRICAL					0
	MAIN DIST PNL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4634	UTILITY SYSTEMS	does not conform to NEC	no work req'd	1	EA	$ 0
	ELECTRICAL					0
	WIRING NETWORK					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					
4635	UTILITY SYSTEMS	does not conform to NEC	no work req'd	3	EA	$ 0
	ELECTRICAL					0
	SWITCHES/OUTLETS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					

by Priority **********

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

MINOR

4636	UTILITY SYSTEMS	does not conform to NEC	no work req'd.	2	EA	$ 0
	ELECTRICAL					0
	LIGHT FIXTURES					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 4					

CHICKEN HOUSE 08048;A.B,C

NATIONAL PARK SERVICE

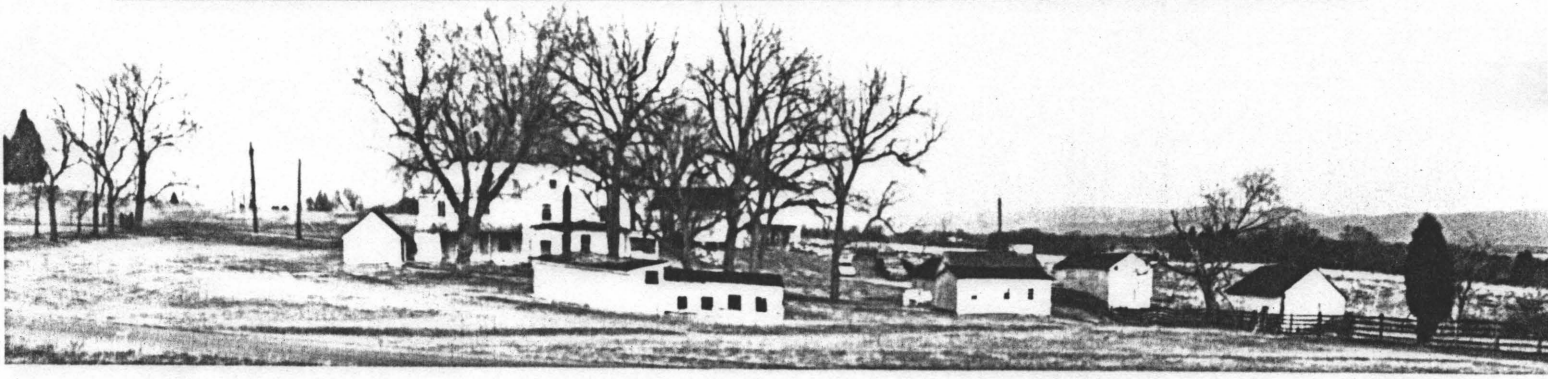
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

CHICKEN HOUSE: Coal House, 08048A



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

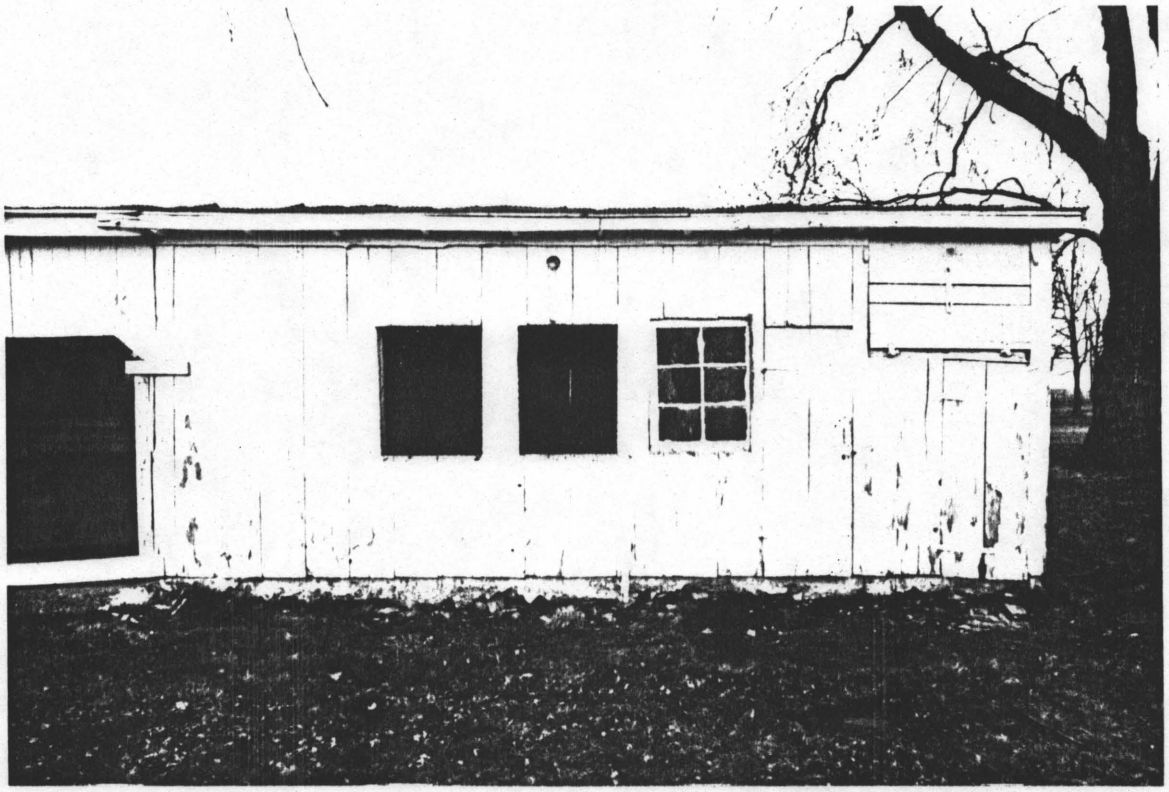
Williamsport, Maryland

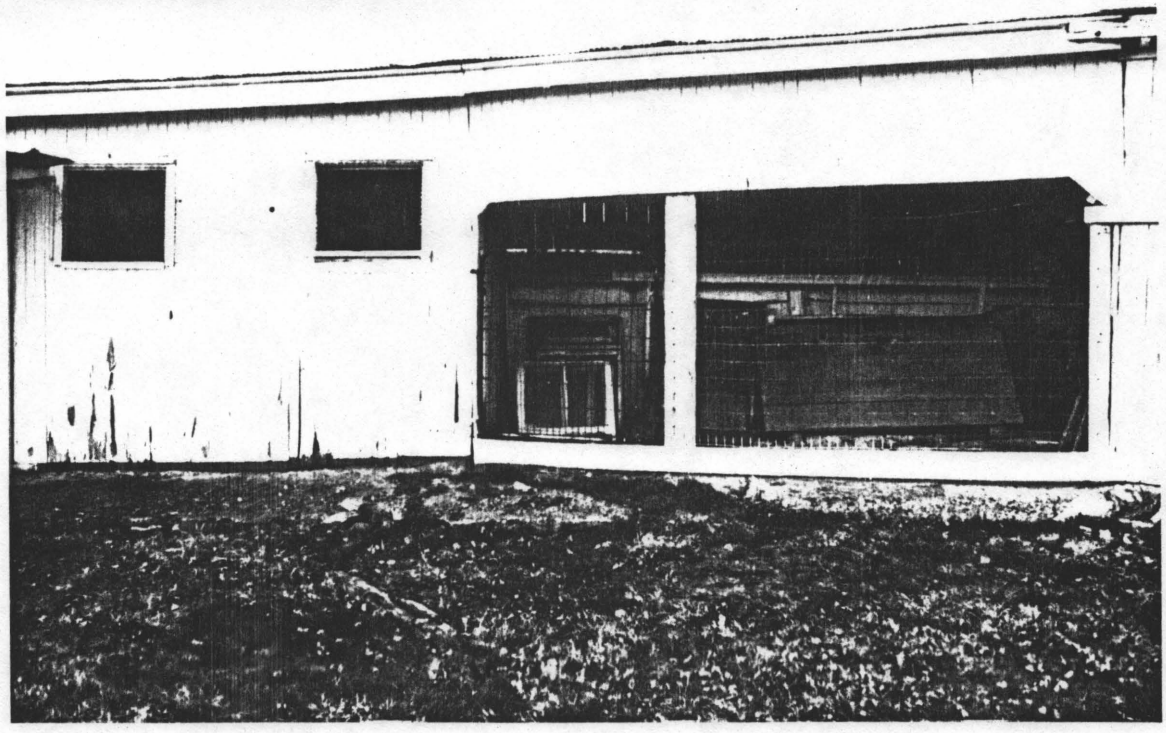
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

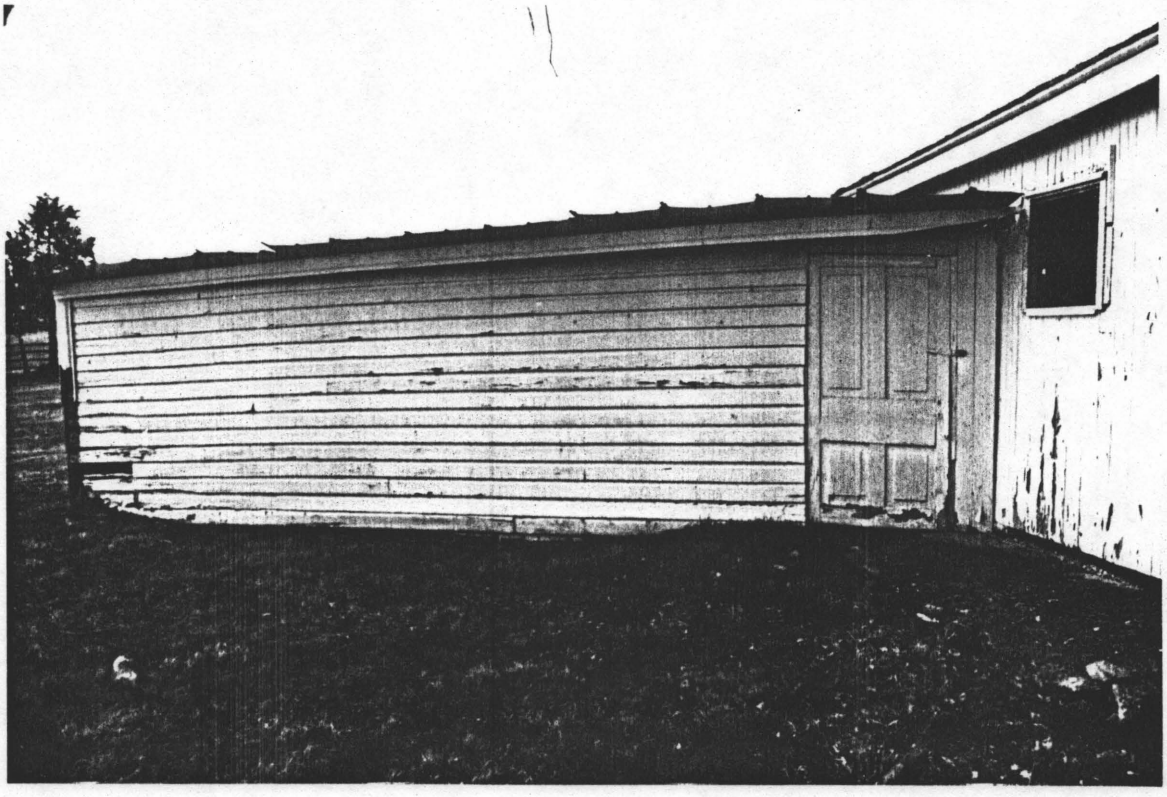


Mumma Farm CHICKEN HOUSE: Coal House



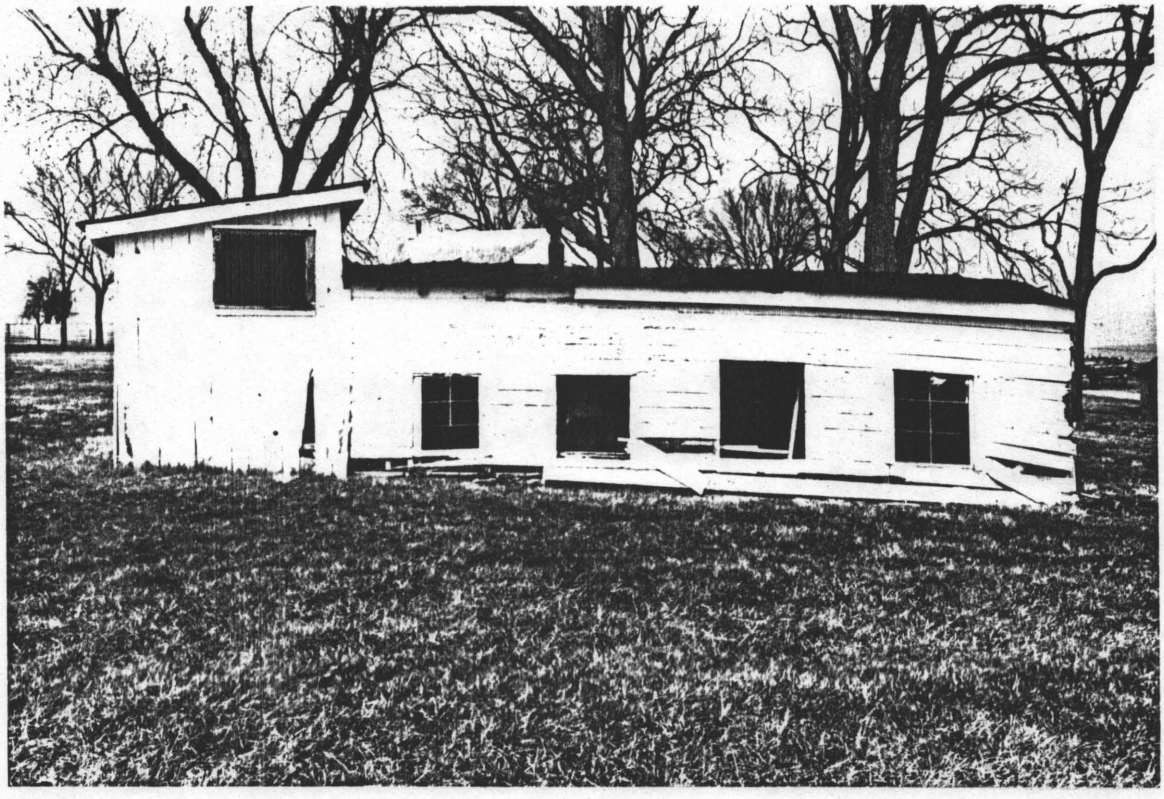


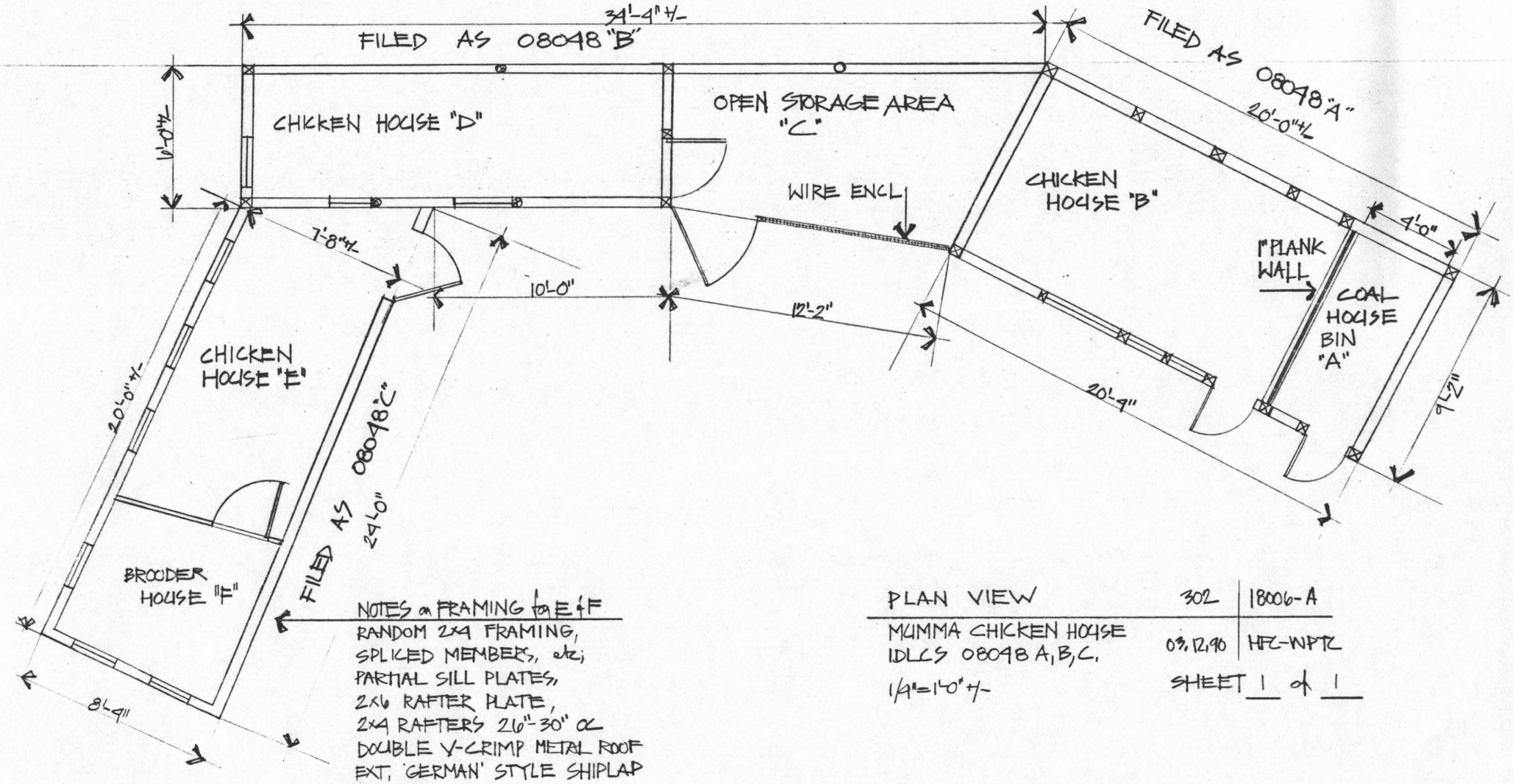
Mumma Farm CHICKEN HOUSE: Middle Wing (above)
Brooder House (below)





Mumma Farm CHICKEN HOUSE: Middle Wing (above)
Brooder House (below)





NOTES on FRAMING for E & F

RANDOM 2x4 FRAMING,
SPLICED MEMBERS, etc;
PARTIAL SILL PLATES,
2x6 RAFTER PLATE,
2x4 RAFTERS 26"-30" OC
DOUBLE V-CRIMP METAL ROOF
EXT, 'GERMAN' STYLE SHIPLAP
SIDING

PLAN VIEW	302	18006-A
MUMMA CHICKEN HOUSE IDLCS 08048 A, B, C.	03.12.90	HFC-WPTC
1/4"=1'0" +/-	SHEET 1 of 1	

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: CONTRIBUTING: Post 1863 Historic Period Structure: Agricultural outbuilding, secondary structure.
08048A: Contains two sections; the "Coal House/Bin" (A), and the "Chicken House" (B); clearly the earliest sections.
ARCHITECTURAL DESCRIPTION: 35 ft long vert brd structure w/ skewed ell attched at West end, low single pitch corrgtd mtl shed rf; three distinct phases of construction.

--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----------

OTHER NAMES: WPTC-IIIa, Chicken House,(Brooder House) with Coal, Bin at NE end of structure. SEE ALSO 048B & 048C.

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see site map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0048
- MANAGEMENT UNIT: ANTI/048A
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 4060
- SF 1166 DESIGNATION: LIVESTOCK FEED/SUPPLY STORAGE
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-III
- LCS ID NUMBER: 08048
- HOUSING NUMBER: STRUC#0048
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 19000
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1880-1940

SIZE INFORMATION
- TOTAL FLOOR AREA: 190 SF
- FIRST FLOOR AREA: 190 SF
- ADDITIONAL FLOOR AREA: 0 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 200 SF
- PERIMETER LENGTH: 58 LF
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 2
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

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--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:
See 08045A for codes.

OCCUPANCY CLASSIFICATION: N/A
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5(000)

OPERATIONS INFORMATION
Not open to the public
SEASON: N/A
HOURS: N/A
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

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

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
SECONDARY STRUCTURE
AGRICULTURAL OUTBUILDING
ANIMAL FACILITY

CURRENT FUNCTION:
SECONDARY STRUCTURE
VACANT/NOT IN USE

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Mumma Chicken House, Floor Plan	18006A	03/12/90	WPTC-HFC, DSC PARKCODE 302/18006A, 1 of 1

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

--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: N/A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Doust, Harry W. & Lagemann, Robert L. DATE: 07/1958 CRBIB NUMBER: 001046
TITLE: Antietam National Battlefield

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 010031
TITLE: Order of Battle, Battle of Antietam, September 17, 1862

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 001043
TITLE: Documentation for Historical Base Map

AUTHOR: Staff DATE: 04/1971 CRBIB NUMBER: 010559
TITLE: Master Plan, Antietam National Battlefield

AUTHOR: Staff DATE: /1988 CRBIB NUMBER: 014534
TITLE: RMP, Antietam National Battlefield

AUTHOR: Staff DATE: /1990 CRBIB NUMBER: 015130
TITLE: Alternatives, Antietam National Battlefield

AUTHOR: Steere, Edward DATE: 11/1942 CRBIB NUMBER: 001052
TITLE: Study of Maryland Campaign & Battle of Antietam, w/ Interp, etc

AUTHOR: Stinson, Dwight E.,Jr. DATE: 01/1962 CRBIB NUMBER: 001067
TITLE: HSR - Part I, Mumma Farmstead

AUTHOR: Tilberg, Frederick DATE: 06/1952 CRBIB NUMBER: 010024
TITLE: Master Plan Development Outline, ANTI

AUTHOR: Wilshin, Francis F DATE: 08/1969 CRBIB NUMBER: 001065
TITLE: HSR - Historical Data Section, Mumma Farm-Spring House, Piper, etc

****

--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: 1880-1940 CONSTRUCTION: Built TEXT: Date of original construction not verified
COST: $ 0 DESIGNER: Vernacular structure DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1st CONSTRUCTION: Built TEXT: Construction of Coal House (A) & Chicken House (B)
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 2nd CONSTRUCTION: Built TEXT: Construction of Chicken House (D) & connecting
COST: $ 0 DESIGNER: open storage wing (C). Vernacular DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 3rd CONSTRUCTION: Built TEXT: Construction of east wing consisting of another
COST: $ 0 DESIGNER: chicken area (E) & Brooder wing (F) 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

Structure was evaluated as three distinct buildings, due to nature of construction evolution. Chicken House/ Coal Bin (048A) most historic of the three and closest to the farm house; Chicken House/ Outdoor Area (048B) is central structure; and Chicken House/Brooder House (048C) is an ell which was added later and is most likely of modern construction period. Separate ICAP was conducted for each unit and entered as an individual structure, General Information is kept for entire structure in 048A file; not recorded for 048B or 048C.

INSPECTION TEAM

DATE OF INSPECTION: 05/02/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS-WPTC
205 W Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08048 A, B, C
TIMES:
INSPECTION: 2 HRS.
REPORT PREPARATION: 4 HRS.

Christian C. Bookter
Exhibits Specialist
NPS-WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08048 A, B, C
TIMES:
INSPECTION: 2 HRS.
REPORT PREPARATION: 1 HRS.

S. Elizabeth Sasser, aia
Historical Architect
NPS-WPTC
205 W Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08048 A, B, C
TIMES:
INSPECTION: 2 HRS.
REPORT PREPARATION: 1 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 05/04/90
NAME: Bookter/Sasser/Vitanza
ADDRESS: NPS-WPTC
205 W Potomac
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Ratchet sawn verticle plank siding	295	SF	TOTAL
	MM UNIT: ANTI/0048	1" x 10 to 12" widths	280	SF	GOOD
	HISTORIC RATING: 2		15	SF	FAIR
	REVISION DATE: 05/30/90		0	SF	POOR
4112	WALLS:WALL STRUCTURE	Hewn timber frame construction, sill	390	SF	TOTAL
	MM UNIT: ANTI/0048	plate missing	39	SF	GOOD
	HISTORIC RATING: 2		312	SF	FAIR
	REVISION DATE: 05/30/90		39	SF	POOR
	NOTES: lower 4' of wall covered w/ particle board @ S & W elev				
4113	WALLS:WALL INSULATION	Not applicable			
	MM UNIT: ANTI/0048				
	HISTORIC RATING: 0				
	REVISION DATE: 05/30/90				
4140	WINDOWS:EXTERIOR WINDOW	16 light sash placed in non standard	3	EA	TOTAL
	MM UNIT: ANTI/0048	framed opening, 2 framed openings w/o	2	EA	GOOD
	HISTORIC RATING: 2	sash, openings covered w/ chicken wire	1	EA	FAIR
	REVISION DATE: 05/30/90		0	EA	POOR
	NOTES: Windows: 2'-3" x 3'-0" each				
4150	DOORS:EXTERIOR DOOR	All 3 are board w/ 2 battens & z brace,	3	EA	TOTAL
	MM UNIT: ANTI/0048	strap hinge w/ pintles, metal latches &	2	EA	GOOD
	HISTORIC RATING: 2	metal and wood turn latches	1	EA	FAIR
	REVISION DATE: 05/31/90		0	EA	POOR
	NOTES: Coal shute door (D3) opens at horizontal axis; D1 @ 2'0 x 5'6, D2 @ 2'0 x 4'0, D3 @ 3'8 x 2'6				
4160	FINISHES:EXTERIOR FINISH	White paint over whitewashed wood	280	SF	TOTAL
	MM UNIT: ANTI/0048	substrate	0	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/30/90		280	SF	POOR
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	Non standard CIP concrete w/ no	190	SF	TOTAL
	MM UNIT: ANTI/0048	reinforcement, varies in thickness	0	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/31/90		190	SF	POOR
	NOTES: Floors covered w/ animal & vegetable matter				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4214	FLOORS:FLOOR INSULATION MM UNIT: HISTORIC RATING:	Not inspected			
4220	WALLS:INTERIOR WALL MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/31/90	Horiz. plank dividing wall btwn coal bin & chick shed, partially covered with linoleum	358 0 322 36	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Heavy timber frame studs, sill plate missing, lower portions wall covered w/ particle bd, upper portion w/ plywd/ cardbd				
4260	FINISHES:INTERIOR FINISH MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/30/90	Whitewash over wood substrate, partition partially covered w/linoleum, upper E,W, &S walls covered w/cardboard, lower same	390 0 0 390	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Walls partially covered w/ particle board; SF DOES NOT INCLUDE EXPOSED CEILING AREAS (4230) - SEE 4310				
ROOF					
4310	SYSTEM:ROOF AREA MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/31/90	6'x27" corr metal panel roof w/overhang on E,W,&S sides, random w wood sheathing rafters spaced 24" OC, 1"x4" facia over	2 0 0 2	SQ SQ SQ SQ	TOTAL GOOD FAIR POOR
	NOTES: Rafter ends (E elv), 1"x4" facia over sheathing board ends (N ele), German siding nailed over exposed rafter tails, W e				
4314	SYSTEM:ROOF INSULATION MM UNIT: HISTORIC RATING:	Not inspected			
4322	OPENINGS:ROOF VENTILATION MM UNIT: HISTORIC RATING:	Not inspected			
4360	FINISHES:ROOF FINISH MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/30/90	Black substance painted onto galvanized corrugated metal panels	200 0 0 200	SF SF SF SF	TOTAL GOOD FAIR POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4410	WALLS:FDN WALL	Constructed on concrete slab, or	50	LF	TOTAL
	MM UNIT: ANTI/0048	orig foundation replaced by current slab	0	LF	GOOD
	HISTORIC RATING: 2	SEE 4210	50	LF	FAIR
	REVISION DATE: 05/31/90		0	LF	POOR
	NOTES: Condition not valid, entered to record quantity.				
4413	WALLS:FDN VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
FURNISHINGS					
4520	FURNISHINGS:BUILT-IN FURN	Horiz 1"x random w coal chute nailed to	100	EA	TOTAL
	MM UNIT: ANTI/0048	knee brace and diag timber support	90	EA	GOOD
	HISTORIC RATING: 2	(interior partition wall)	10	EA	FAIR
	REVISION DATE: 05/30/90		0	EA	POOR
	NOTES: 1 Each coal shute, 90 percent Fair, 10 percent Poor.				
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4612	PLUMBING:WASTE PIPE NET	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4615	PLUMBING:SEPTIC SYSTEM	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4618	PLUMBING:WATER TREAT SYS MM UNIT: HISTORIC RATING:	Not inspected			
4630	ELECTRICAL:ELECTRICAL SYS MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/30/90	Insulated wire cable, porcelin light fixture, switch, duplex receptacle, system not operational	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: Does not appear to be functional, would not meet code; DO NOT USE !				
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4652	HVAC:HVAC EQUIPMENT MM UNIT: HISTORIC RATING:	Not inspected			
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: HISTORIC RATING:	Not inspected			
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4770	FIRE/LIFE SAFETY:HANDICAP ACCESS MM UNIT: ANTI/0048 HISTORIC RATING: 2 REVISION DATE: 05/31/90	Covers entire structure: none	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: ANTI/0048 HISTORIC RATING: 0 REVISION DATE: 05/31/90	Covers entire structure: floors covered w/ accumulation of plant & animal matter and vegetational debris			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4910	SITE FEATURES:SITE	Located on grassy knoll south of main	1	EA	TOTAL
	MM UNIT: ANTI/0048	house, negative drainage along found.	1	EA	GOOD
	HISTORIC RATING: 2	overhanging tree limbs need attention	0	EA	FAIR
	REVISION DATE: 05/31/90		0	EA	POOR
4912	SITE FEATURES:GRADE/DRAINAGE	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4913	SITE FEATURES:VEGETATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4990	BUILDING:BLDG OTHER	Bldg seems to have been built in 3	1	EA	TOTAL
	MM UNIT: ANTI/0048	phases w/ variety of materials & techs;	1	EA	GOOD
	HISTORIC RATING: 2	N end is heavy timber & poss. historic	0	EA	FAIR
	REVISION DATE: 05/31/90		0	EA	POOR

NOTES: Structure inventoried as 3 buildings, Chicken House & Coal Bin (048A), Chicken House B (048B), & Brooder House C (048C)

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4110	WALLS EXTERIOR WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	West elevation shows lower 2"- 3" of boards deteriorated, wood patch scabbed over animal hole.	Repair deteriorated siding using dutchman technique or replace skirt board.	15	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 2	Base of wall framing members appear to be in early to late stages of decay	Repair or replace deteriorated elements	312	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Bottom sill missing, bottom portions of studs deteriorated	Replace missing elements, repair or replace deteriorated elements	39	SF	$ 0 0 0 ======= $ 0
4140	WINDOWS EXTERIOR WINDOW PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	1 broken pane, glazing putty cracked & crumbling, paint peeling	Remove and repair sash, remove glass and reglaze, strip frame treat w/ FPL and repaint	1	EA	$ 0 0 0 ======= $ 0
4150	DOORS EXTERIOR DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Coal bin door has rodent hole at bottom board	Patch hole w/ wood dutchman	1	EA	$ 0 0 0 ======= $ 0
4160	FINISHES EXTERIOR FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Loss of adhesion, peeling, cracking, etc.	Prepare surfaces, prime with FPL treatment, apply 2 coats good quality exterior oil base paint	280	SF	$ 0 0 0 ======= $ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4210 FLOORS INTERIOR FLOOR PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 2	Concrete deteriorated, cracking, spalling, etc., eroded in places	Clean, remove debris and vegetation from interior and inspect for further damage	180	SF	$ 0 0 0 ======= $ 0
4220 WALLS INTERIOR WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Base of wall framing members appear to be in early stages of deterioration	Splice in new sections to replace bad sections, add new braces along existing framing	322	SF	$ 0 0 0 ======= $ 0
4220 WALLS INTERIOR WALL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Sill/sole plate missing on W elev & appears missing on E elev; severely deteriorated at North elevation	Splice in new plate to replace existing or missing structural members, brace existing with KDAT members of same dimension	36	SF	$ 0 0 0 ======= $ 0
4260 FINISHES INTERIOR FINISH PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 2	Whitewash eroded, non-standard linoleum & cardboard covering deteriorated and sagging	Remove loose, deteriorated cardboard & linoleum, prepare surface and whitewash	390	SF	$ 0 0 0 ======= $ 0
ROOF					
4310 SYSTEM ROOF AREA PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	Large holes rusted completely through, some sheathing boards and rafters deteriorated	Replace seriously damaged metal panels, repair/replace deteriorated sheathing, and rafter(s), renail loose panels which are still good	2	SQ	$ 0 0 0 ======= $ 0
4360 FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 2	Paint substance worn, cracked shows rusted through in places	Replace deteriorated panels, prepare surface area, prime w/ Penetrol treatment & repaint with good quality roof paint, same color	200	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
FOUNDATION						
4410	WALLS FDN WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Deteriorated concrete slab w/ structural cracking & spalling at the edges	Monitor for further deterioration	50	LF	$ 0 0 0 ======= $ 0
FURNISHINGS						
4520	FURNISHINGS BUILT-IN FURN PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 2	Diagonal timber brace shows early stages deterioration, one plank board loose	Renail board in place	1	EA	$ 0 0 0 ======= $ 0
UTILITY SYSTEMS						
4630	ELECTRICAL ELECTRICAL SYS PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	Wiring note to code	DO NOT CONNECT SYSTEM !!! INSTALL NEW SYSTEM IF POWER IS REQUIRED.	1	EA	$ 0 0 0 ======= $ 0
FIRE/LIFE/HEALTH SAFETY						
4770	FIRE/LIFE SAFETY HANDICAP ACCESS PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 2	Not accessible to wheelchairs		1	EA	$ 0 0 0 ======= $ 0

15369

OLDEST WING: COAL BIN (A) & CHICKEN HOUSE (B)
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4310	ROOF SYSTEM ROOF AREA CONDITION: POOR SOURCE: RATING: 2	Large holes rusted completely through, some sheathing boards and rafters deteriorated	Replace seriously damaged metal panels, repair/replace deteriorated sheathing, and rafter(s), renail loose panels which are still good	2	SQ	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 2	Wiring note to code	DO NOT CONNECT SYSTEM !!! INSTALL NEW SYSTEM IF POWER IS REQUIRED.	1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 2	Base of wall framing members appear to be in early to late stages of decay	Repair or replace deteriorated elements	312	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 2	Bottom sill missing, bottom portions of studs deteriorated	Replace missing elements, repair or replace deteriorated elements	39	SF	$ 0 0 0 ======= $ 0
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE: RATING: 2	Loss of adhesion, peeling, cracking, etc.	Prepare surfaces, prime with FPL treatment, apply 2 coats good quality exterior oil base paint	280	SF	$ 0 0 0 ======= $ 0
4220	INTERIOR ENVELOPE WALLS INTERIOR WALL CONDITION: POOR SOURCE: RATING: 2	Sill/sole plate missing on W elev & appears missing on E elev; severely deteriorated at North elevation	Splice in new plate to replace existing or missing structural members, brace existing with KDAT members of same dimension	36	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 2	Paint substance worn, cracked shows rusted through in places	Replace deteriorated panels, prepare surface area, prime w/ Penetrol treatment & repaint with good quality roof paint, same color	200	SF	$ 0 0 0 ======= $ 0
MINOR						
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: FAIR SOURCE: RATING: 2	West elevation shows lower 2"- 3" of boards deteriorated, wood patch scabbed over animal hole.	Repair deteriorated siding using dutchman technique or replace skirt board.	15	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE: RATING: 2	1 broken pane, glazing putty cracked & crumbling, paint peeling	Remove and repair sash, remove glass and reglaze, strip frame treat w/ FPL and repaint	1	EA	$ 0 0 0 ======= $ 0
4150	EXTERIOR ENVELOPE DOORS EXTERIOR DOOR CONDITION: FAIR SOURCE: RATING: 2	Coal bin door has rodent hole at bottom board	Patch hole w/ wood dutchman	1	EA	$ 0 0 0 ======= $ 0
4210	INTERIOR ENVELOPE FLOORS INTERIOR FLOOR CONDITION: POOR SOURCE: RATING: 2	Concrete deteriorated, cracking, spalling, etc., eroded in places	Clean, remove debris and vegetation from interior and inspect for further damage	180	SF	$ 0 0 0 ======= $ 0
4220	INTERIOR ENVELOPE WALLS INTERIOR WALL CONDITION: FAIR SOURCE: RATING: 2	Base of wall framing members appear to be in early stages of deterioration	Splice in new sections to replace bad sections, add new braces along existing framing	322	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4260	INTERIOR ENVELOPE FINISHES INTERIOR FINISH CONDITION: POOR SOURCE: RATING: 2	Whitewash eroded, non-standard linoleum & cardboard covering deteriorated and sagging	Remove loose, deteriorated cardboard & linoleum, prepare surface and whitewash	390	SF	$ 0 0 0 ======= $ 0
4410	FOUNDATION WALLS FDN WALL CONDITION: FAIR SOURCE: RATING: 2	Deteriorated concrete slab w/ structural cracking & spalling at the edges	Monitor for further deterioration	50	LF	$ 0 0 0 ======= $ 0
4520	FURNISHINGS FURNISHINGS BUILT-IN FURN CONDITION: FAIR SOURCE: RATING: 2	Diagonal timber brace shows early stages deterioration, one plank board loose	Renail board in place	1	EA	$ 0 0 0 ======= $ 0
4770	FIRE/LIFE/HEALTH SAFETY FIRE/LIFE SAFETY HANDICAP ACCESS CONDITION: POOR SOURCE: RATING: 2	Not accessible to wheelchairs		1	EA	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

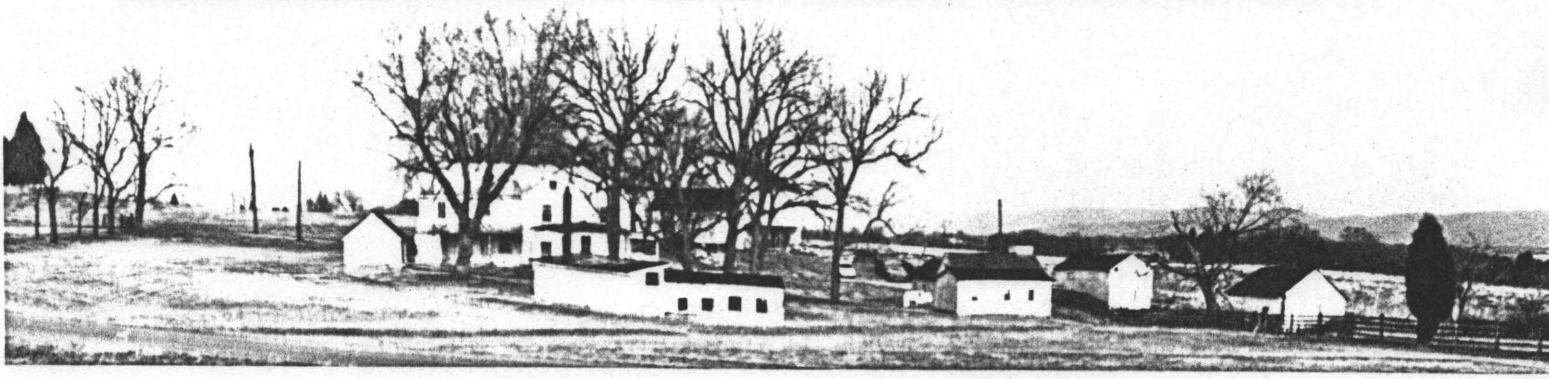
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

CHICKEN HOUSE: Middle Wing, 08048B



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: CONTRIBUTING: Post 1863 Historic Period Structure. See 08048A, pages 2-5 of GIR not reprinted this report.

ARCHITECTURAL DESCRIPTION: See 08048A. 08048B: consists of two sections, "Chicken House (D)" at the SW end of the bldg, & the "Open Storage Area (C)" which connects to part "B"

--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----------

OTHER NAMES: WPTC-IIIb, Open storage area w/ small enclosed, area @ SW end. SEE ALSO 048A and 048C.

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 3120
MANAGEMENT UNIT: ANTI/048B
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 2 - Medium
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 4060
SF 1166 DESIGNATION: LIVESTOCK FEED/SUPPLY STORAGE
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-III
LCS ID NUMBER: 08048
HOUSING NUMBER: STRUC#0048
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: $ 7410
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class "C" estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1930-1940

SIZE INFORMATION
TOTAL FLOOR AREA: 219 SF
FIRST FLOOR AREA: 114 SF
ADDITIONAL FLOOR AREA: 105 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 230 SF
PERIMETER LENGTH: 80 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

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--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:

OCCUPANCY CLASSIFICATION:
OCCUPANCY LOAD:
HAZARD OF CONTENTS:
SEISMIC ZONE:
CONSTRUCTION TYPE:

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 01/01/80
DOCUMENT: B - GMP
TREATMENT TYPE: PRESERVATION

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

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
SECONDARY STRUCTURE

CURRENT FUNCTION:
SECONDARY STRUCTURE

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

DSC PARKCODE:
DRAWINGS:
TITLE DOC ID # DATE LOCATION
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: N/A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

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--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: 1930 CONSTRUCTION: Built TEXT: Date of original construction
COST: $ 0 DESIGNER: DESIGNER'S OCCUPATION: Architect

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

INSPECTION TEAM

DATE OF INSPECTION: 05/02/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza
Historical Architect
NPS-WPTC
205 W Potomac St.
Williamsport, MD 21795
(301) 223-7872
AREAS: EAF-IAF-EE
TIMES:
INSPECTION: 1 HRS.
REPORT PREPARATION: 1 HRS.

C. Bookter
Exhibits Specialist
NPS-WPTC
205 W Potomac St.
Williamsport, MD 21795
(301) 223-7872
AREAS: EAF-IAF-EE
TIMES:
INSPECTION: 1 HRS.
REPORT PREPARATION: 1 HRS.

Lisa Sasser
Historical Architect
NPS-WPTC
205 W Potomac St.
Williamsport, MD 21795
(301) 223-7872
AREAS: EAF-IAF-EE
TIMES:
INSPECTION: 1 HRS.
REPORT PREPARATION: 1 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 05/04/90

NAME: C. Bookter

ADDRESS: NPS-WPTC
205 W Potomac
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Random w vert 1"x4 1/2"-8" board siding	360	SF	TOTAL
	MM UNIT: ANTI/ANTI	12'2"x5'6" opening on E wall w/ 8'2" hog	324	SF	GOOD
	HISTORIC RATING: 3	wire panel & galv frame & wire gate	36	SF	FAIR
	REVISION DATE: 05/30/90		0	SF	POOR
	NOTES: No trim @ eaves /base of wall, siding attchd w/wire nails. bds both vert & circ sawn, w/ mixed t&g beaded bds E elev.				
4112	WALLS:WALL STRUCTURE	6x7 sq hewn wd corner posts w/knee	42	SF	TOTAL
	MM UNIT: ANTI/ANTI	braces @ sill @ W wall, 6" rnd post	21	SF	GOOD
	HISTORIC RATING: 3	intermediate,3x6.5" rafter plates,	0	SF	FAIR
	REVISION DATE: 05/31/90		21	SF	POOR
	NOTES: 6x7 sills				
4113	WALLS:WALL INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4140	WINDOWS:EXTERIOR WINDOW	Rough opening:2'8" W x 2'6" H, chicken	3	EA	TOTAL
	MM UNIT: ANTI/ANTI	wire nailed opening on ext frames, frame	2	EA	GOOD
	HISTORIC RATING: 3	fabricated from reused 1X t&g boards	1	EA	FAIR
	REVISION DATE: 05/30/90		0	EA	POOR
	NOTES: Windows constructed w/wd track for single 2'2"x2' sliding wd sash.				
4150	DOORS:EXTERIOR DOOR	No exterior door, tubular steel gate	1	EA	TOTAL
	MM UNIT: ANTI/ANTI	noted in 4110	0	EA	GOOD
	HISTORIC RATING: 3		1	EA	FAIR
	REVISION DATE: 05/30/90		0	EA	POOR
	NOTES: Gate latch functional				
4160	FINISHES:EXTERIOR FINISH	Exterior white latex (?) paint on	360	SF	TOTAL
	MM UNIT: ANTI/ANTI	whitewashed wood substrate	0	SF	GOOD
	HISTORIC RATING: 3		72	SF	FAIR
	REVISION DATE: 05/30/90		288	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	CIP rough concrete slab, varying	210	SF	TOTAL
	MM UNIT: ANTI/ANTI	thickness 2" to 4"	0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/30/90		210	SF	POOR
	NOTES: slab trapping H2o against sills causing accelerated decay				
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4220	WALLS:INTERIOR WALL	Horiz 1"x3.5" T&G bds nailed to ext wall	42	SF	TOTAL
	MM UNIT: ANTI/ANTI	posts w/intermediate rough 2"x4" stud.	13	SF	GOOD
	HISTORIC RATING: 3	interior door, see 4250	0	SF	FAIR
	REVISION DATE: 05/30/90		29	SF	POOR
	NOTES: Board partition generally sound but must be removed for West wall post replacement				
4240	WINDOWS:INTERIOR WINDOW	See 4140. SE corner window. Roof of 048-	1	EA	TOTAL
	MM UNIT: ANTI/ANTI	C bisects window opening	0	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 05/30/90		1	EA	POOR
	NOTES: Absence of flashing @ adjacent roof causing deterioration window frame & board partition below				
4250	DOORS:INTERIOR DOOR	2'-6" X 6'-2" t&g board & batten door	1	EA	TOTAL
	MM UNIT: ANTI/ANTI	clinched cut nails, strap hinges and	0	EA	GOOD
	HISTORIC RATING: 3	hasp, no frame	1	EA	FAIR
	REVISION DATE: 05/30/90		0	EA	POOR
4260	FINISHES:INTERIOR FINISH	Whitewash on wd substrate in S room,	360	SF	TOTAL
	MM UNIT: ANTI/ANTI	white ext latex (?) paint on wood	144	SF	GOOD
	HISTORIC RATING: 3	substrate	216	SF	FAIR
	REVISION DATE: 05/30/90		0	SF	POOR
	NOTES: Does not include exposed ceiling area, See 4310				
4290	INTERIOR:INTERIOR OTHER	INTERIOR WALL STRUCTURE: 6" X 7" hewn wd	360	SF	TOTAL
	MM UNIT: ANTI/ANTI	corner post w/ knee braces @ sill, W ell	180	SF	GOOD
	HISTORIC RATING: 3	6" diameter post intermediate,	0	SF	FAIR
	REVISION DATE: 05/30/90		180	SF	POOR
	NOTES: 3" X 6.5" rafter plates, 6" X 7" sills.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4310	SYSTEM:ROOF AREA	Actual 230 SQFT: 6' X 27" corr mtl roof	3	SQ	TOTAL
	MM UNIT: ANTI/ANTI	w/ overhang @ E,W & S elev, 6" wd shthng	0	SQ	GOOD
	HISTORIC RATING: 3	rafters 24"OC, 1x4 fascia nailed over...	3	SQ	FAIR
	REVISION DATE: 05/31/90		0	SQ	POOR
	NOTES: Exposed rafter tails, exposed sheathing boards @ S elev				
4314	SYSTEM:ROOF INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4322	OPENINGS:ROOF VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4360	FINISHES:ROOF FINISH	Black substance painted over metal panel	230	SF	TOTAL
	MM UNIT: ANTI/ANTI	roof - probably asphaltic compound/paint	0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/30/90		230	SF	POOR
FOUNDATION					
4410	WALLS:FDN WALL	NONE SEE 4210: constructed on concrete	79	LF	TOTAL
	MM UNIT: ANTI/ANTI	slab, or origianl foundation replaced	0	LF	GOOD
	HISTORIC RATING: 3	by current slab (or poured over).	79	LF	FAIR
	REVISION DATE: 05/31/90		0	LF	POOR
	NOTES: Not in fair condition - feature condition used to indicate quantity of foundation walls.				
4413	WALLS:FDN VENTILATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4416	WALLS:FDN INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			
4612	PLUMBING:WASTE PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: HISTORIC RATING:	Not inspected			
4618	PLUMBING:WATER TREAT SYS MM UNIT: HISTORIC RATING:	Not inspected			
4630	ELECTRICAL:ELECTRICAL SYS MM UNIT: ANTI/ANTI HISTORIC RATING: 3 REVISION DATE: 05/30/90	Non standard insulated wire cable, wall switch and porcelain light fixture	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: System does not appear to be functional				
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4652	HVAC:HVAC EQUIPMENT MM UNIT: HISTORIC RATING:	Not inspected			
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: HISTORIC RATING:	Not inspected			
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: HISTORIC RATING:	Not inspected			
4913	SITE FEATURES:VEGETATION MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
EXTERIOR ENVELOPE						
4110	WALLS EXTERIOR WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Vert bd siding deteriorated lower 2-4", minor rodent damage 1% bds split out	Repair damaged areas to complete weather resistant exterior envelope	36	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	Sills,rafter plates, & 1 corner post 100% deteriorated	Repair/ replace deteriorated elements Interim treatment: brace with KDAT members	21	SF	$ 0 0 0 ======= $ 0
4140	WINDOWS EXTERIOR WINDOW PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	NOTE: missing sash noted but not recorded as a deficiency	Repair missing sash w/ louvred covering or equivalent weather resistant covering for interim protection	1	EA	$ 0 0 0 ======= $ 0
4150	DOORS EXTERIOR DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Gate rusted	Prepare surface and repaint	1	EA	$ 0 0 0 ======= $ 0
4160	FINISHES EXTERIOR FINISH PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Minor cracking, peeling	Prepare surface and apply FPL treatment to all surfaces	72	SF	$ 0 0 0 ======= $ 0
4160	FINISHES EXTERIOR FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	Loss of adhesion to wood substrate, peeling, and cracking	Prepare surface and repaint use FPL treatment as primer	288	SF	$ 0 0 0 ======= $ 0

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4210 FLOORS INTERIOR FLOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	Slab cracked & broken thru-out, undermined by rodent tunneling	Stabilize existing slab, patch areas of severe cracking if structural failure possible; pressure grout rodent holes using cementitious material	210	SF	$ 0 0 0 ======= $ 0
4220 WALLS INTERIOR WALL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	6"x7" vert wood post @ W wall 100% deteriorated	Emergency stabilization: replace existing post in kind or brace with KDAT material	22	SF	$ 0 0 0 ======= $ 0
4240 WINDOWS INTERIOR WINDOW PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3	Sill & bottom rail of sash severely deteriorated, partition board below also deteriorated	Replace sill, repair partition with like material	1	EA	$ 0 0 0 ======= $ 0
4250 DOORS INTERIOR DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Minor rodent damage at base	Splice dutchman repair at damaged areas, nail metal patch over holes	1	EA	$ 0 0 0 ======= $ 0
4260 FINISHES INTERIOR FINISH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	Whitewash eroded in S room and at areas of severe substrate deterioration	Repair substrate, reapply whitewash coating	216	SF	$ 0 0 0 ======= $ 0
4290 INTERIOR INTERIOR OTHER PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3	Sills, rafter plates and 1 corner post are severely (100 %) deteriorated.	Replace elements with in-kind members, or with KDAT material Emergency Stabilization.	180	SF	$ 0 0 0 ======= $ 0

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	ROOF					
4310	SYSTEM ROOF AREA PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 3	Nail holes,dents, sheathing bds deteriorated in areas of leakage	Emergency Stabilization Treatment: repair areas of damage, patch holes, replace bad sheathing boards	210	SQ	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	Film surface worn, chipped & showing areas of rust, metal exposed in some areas	Recommended interim treatment: prepare surface area and prime with Penetrol treatment	230	SF	$ 0 0 0 ======= $ 0
	FOUNDATION					
4410	WALLS FDN WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 3	Deteriorating concrete slab w/ structural cracking and spalling at the edges	Monitor for further deterioration	79	LF	$ 0 0 0 ======= $ 0
	UTILITY SYSTEMS					
4630	ELECTRICAL ELECTRICAL SYS PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 3	Wiring not to code	Do not connect system install new system if power is required	1	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4240	INTERIOR ENVELOPE WINDOWS INTERIOR WINDOW CONDITION: POOR SOURCE: RATING: 3	Sill & bottom rail of sash severely deteriorated, partition board below also deteriorated	Replace sill, repair partition with like material	1	EA	$ 0 0 0 ======= $ 0
4290	INTERIOR ENVELOPE INTERIOR INTERIOR OTHER CONDITION: POOR SOURCE: RATING: 3	Sills, rafter plates and 1 corner post are severely (100 %) deteriorated.	Replace elements with in-kind members, or with KDAT material Emergency Stabilization.	180	SF	$ 0 0 0 ======= $ 0
SERIOUS						
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: POOR SOURCE: RATING: 3	Sills,rafter plates, & 1 corner post 100% deteriorated	Repair/ replace deteriorated elements Interim treatment: brace with KDAT members	21	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE: RATING: 3	NOTE: missing sash noted but not recorded as a deficiency	Repair missing sash w/ louvred covering or equivalent weather resistant covering for interim protection	1	EA	$ 0 0 0 ======= $ 0
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE: RATING: 3	Loss of adhesion to wood substrate, peeling, and cracking	Prepare surface and repaint use FPL treatment as primer	288	SF	$ 0 0 0 ======= $ 0
4210	INTERIOR ENVELOPE FLOORS INTERIOR FLOOR CONDITION: POOR SOURCE: RATING: 3	Slab cracked & broken thru-out, undermined by rodent tunneling	Stabilize existing slab, patch areas of severe cracking if structural failure possible; pressure grout rodent holes using cementitious material	210	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4220	INTERIOR ENVELOPE WALLS INTERIOR WALL CONDITION: POOR SOURCE: RATING: 3	6"x7" vert wood post @ W wall 100% deteriorated	Emergency stabilization: replace existing post in kind or brace with KDAT material	22	SF	$ 0 0 0 ======= $ 0
4260	INTERIOR ENVELOPE FINISHES INTERIOR FINISH CONDITION: FAIR SOURCE: RATING: 3	Whitewash eroded in S room and at areas of severe substrate deterioration	Repair substrate, reapply whitewash coating	216	SF	$ 0 0 0 ======= $ 0
4310	ROOF SYSTEM ROOF AREA CONDITION: FAIR SOURCE: RATING: 3	Nail holes,dents, sheathing bds deteriorated in areas of leakage	Emergency Stabilization Treatment: repair areas of damage, patch holes, replace bad sheathing boards	210	SQ	$ 0 0 0 ======= $ 0
4360	ROOF FINISHES ROOF FINISH CONDITION: POOR SOURCE: RATING: 3	Film surface worn, chipped & showing areas of rust, metal exposed in some areas	Recommended interim treatment: prepare surface area and prime with Penetrol treatment	230	SF	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 3	Wiring not to code	Do not connect system install new system if power is required	1	EA	$ 0 0 0 ======= $ 0
MINOR						
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: FAIR SOURCE: RATING: 3	Vert bd siding deteriorated lower 2-4", minor rodent damage 1% bds split out	Repair damaged areas to complete weather resistant exterior envelope	36	SF	$ 0 0 0 ======= $ 0

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION		QUANTITY	UNIT	MAT LABOR MARK-UP
4150	EXTERIOR ENVELOPE DOORS EXTERIOR DOOR CONDITION: FAIR SOURCE: RATING: 3	Gate rusted	Prepare surface and repaint		1	EA	$ 0 0 0 ======= $ 0
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: FAIR SOURCE: RATING: 3	Minor cracking, peeling	Prepare surface and apply treatment to all surfaces	FPL	72	SF	$ 0 0 0 ======= $ 0
4250	INTERIOR ENVELOPE DOORS INTERIOR DOOR CONDITION: FAIR SOURCE: RATING: 3	Minor rodent damage at base	Splice dutchman repair at damaged areas, nail metal patch over holes		1	EA	$ 0 0 0 ======= $ 0
4410	FOUNDATION WALLS FDN WALL CONDITION: FAIR SOURCE: RATING: 3	Deteriorating concrete slab w/ structural cracking and spalling at the edges	Monitor for further deterioration		79	LF	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

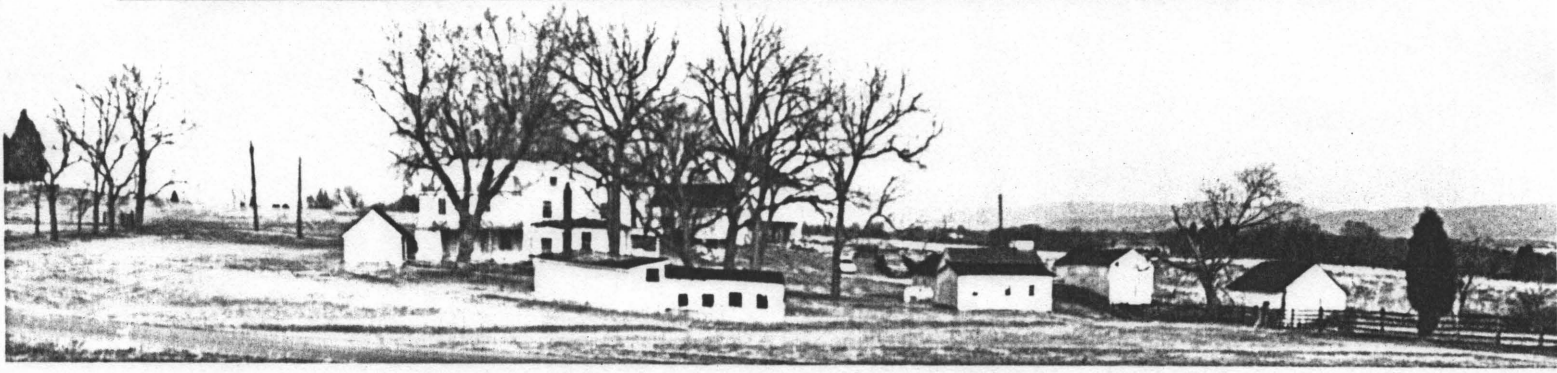
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

CHICKEN HOUSE: Brooder House, 08048C



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA

--EXECUTIVE SUMMARY

SIGNIFICANCE: CONTRIBUTING: Connected to Post 1863 Historic Period Structure. See 08048A, pages 2-5 of GIR not reprinted this report.

ARCHITECTURAL DESCRIPTION: See 08048A. 08048C: consists of two rooms contained w/inthe same structure; "Chicken House (E)" built from CH-D & "Brooder House (F)" @ the E end

--IDENTIFICATION/MANAGEMENT INFORMATION

OTHER NAMES: WPTC-IIIc, Brooder House wing at SW end of, existing structure, 20th C. SEE ALSO 048A & 048B.

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 3120
- MANAGEMENT UNIT: ANTI/048C
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 3 - Low
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 215
- SF 1166 NUMBER: 4060
- SF 1166 DESIGNATION: LIVESTOCK FEED/SUPPLY STORAGE
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-III
- LCS ID NUMBER: 08048
- HOUSING NUMBER: STRUC#0048
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 11960
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1940-1960

SIZE INFORMATION
- TOTAL FLOOR AREA: 184 SF
- FIRST FLOOR AREA: 184 SF
- ADDITIONAL FLOOR AREA: 0 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 200 SF
- PERIMETER LENGTH: 60 LF
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 2
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--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:

OCCUPANCY CLASSIFICATION:
OCCUPANCY LOAD:
HAZARD OF CONTENTS:
SEISMIC ZONE:
CONSTRUCTION TYPE:

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 01/01/80
DOCUMENT: B - GMP
TREATMENT TYPE: STABILIZATION

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

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
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:
SECONDARY STRUCTURE

CURRENT FUNCTION:
VACANT/NOT IN USE

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION

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: N/A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

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--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: 1931 CONSTRUCTION: Built TEXT: Date of original construction
COST: $ 0 DESIGNER: DESIGNER'S OCCUPATION: Architect

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

INSPECTION TEAM

DATE OF INSPECTION: 05/02/90

INSPECTION TEAM PERSONNEL:

Thomas Vitanza	C.Bookter	E. Sasser
Historical Architect	Exhibits Specialist	Historical Architect
NPS-WPTC	NPS-WPTC	NPS-WPTC
205 W Potomac	205 W Potomac	205 W Potomac
Williamsport, MD 21795	Williamsport, MD 21795	Williamsport, MD 21795
(301) 223-7872	(301) 223-7872	(301) 223-7872
AREAS: EAF-IAF-EE	AREAS: EAF-IAF-EE	AREAS: EAF-IAF-EE
TIMES:	TIMES:	TIMES:
INSPECTION: 1 HRS.	INSPECTION: 1 HRS.	INSPECTION: 1 HRS.
REPORT PREPARATION: 1 HRS.	REPORT PREPARATION: 1 HRS.	REPORT PREPARATION: 1 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 05/04/90

NAME:

ADDRESS:

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Wood horiz shiplap german siding, 5" exp	284	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	corner and rake boards on E elev, no	114	SF	GOOD
	HISTORIC RATING: 5	other trim	56	SF	FAIR
	REVISION DATE: 05/31/90		114	SF	POOR
	NOTES: Siding falling off due to deteriorated framing members, rotted ends of siding bds, wire nails to fasten siding				
4112	WALLS:WALL STRUCTURE	Random materials used in wood frame,	302	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	wall studs vary from 1X to 4X material,	0	SF	GOOD
	HISTORIC RATING: 5	no formal rafter plate, sill plate, etc	302	SF	FAIR
	REVISION DATE: 05/31/90		0	SF	POOR
	NOTES: Most material indicates reuse from another possible older structure, ie. mortise pockets, etc.				
4113	WALLS:WALL INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4140	WINDOWS:EXTERIOR WINDOW	E elev 2 openings, 1 w/6 lite fixed sash	6	EA	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	1 w/no sash, N elev 4 openings, 2 w/6	0	EA	GOOD
	HISTORIC RATING: 5	lite fixed sash, 2 w/ no sash (2'x2'6")	1	EA	FAIR
	REVISION DATE: 05/31/90		5	EA	POOR
	NOTES: Minimal ext trim, improper sills, window sash nailed between framing elements, non-operational				
4150	DOORS:EXTERIOR DOOR	3'0"x5'10", 4 panel raised panel design	1	EA	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	both sides, thru tenoned door, 1" rails	0	EA	GOOD
	HISTORIC RATING: 5	and stiles	1	EA	FAIR
	REVISION DATE: 05/31/90		0	EA	POOR
	NOTES: Hinges intact, door operational, latch hdwr missing, modern hasp nailed through lead stile				
4160	FINISHES:EXTERIOR FINISH	White paint over whitewashed wood	302	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	substrate	0	SF	GOOD
	HISTORIC RATING: 5		0	SF	FAIR
	REVISION DATE: 05/31/90		302	SF	POOR
	NOTES: Prior finish appears to have been whitewash - finishes are not compatible				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	CIP lowstrength concrete poured btwn	191	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	wythes of brick "foundation wall" @ chik	0	SF	GOOD
	HISTORIC RATING: 5	hs/ 1X10-12 planks w/ butt jts @ brooder	191	SF	FAIR
	REVISION DATE: 05/31/90		0	SF	POOR
	NOTES: Floor covered w/ debris, difficult to determine exact nature of construction/condition				
4214	FLOORS:FLOOR INSULATION	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4220	WALLS:INTERIOR WALL	No int finish over structure: tar paper	430	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	btwn siding & structure; Brooder House-	258	SF	GOOD
	HISTORIC RATING: 5	misc T&G used on int surfaces	86	SF	FAIR
	REVISION DATE: 05/31/90		86	SF	POOR
	NOTES: Ratchet vert sawn T&G bds @ dividing wall btwn Chick House & Brooder House/ laid horizonatl; see floor plan				
4250	DOORS:INTERIOR DOOR	2'6"x5'9"x1 1/4" wd plank door w/battens	1	EA	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	@ top @ bottom on reverse side, const	1	EA	GOOD
	HISTORIC RATING: 5	uses 2 14" wide bds w/ 2" filler strip	0	EA	FAIR
	REVISION DATE: 05/31/90		0	EA	POOR
	NOTES: Door reused from another location, hardware ghosts from earlier hinges and latches				
4260	FINISHES:INTERIOR FINISH	SEE 4220: remnants of whitewash on expos	430	SF	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	structural members, felt paper on inside	0	SF	GOOD
	HISTORIC RATING: 5	of surface of exterior siding	0	SF	FAIR
	REVISION DATE: 05/31/90		430	SF	POOR
	NOTES: Wood siding has not been treated, no piant, whitewash, etc.; DOES NOT INCLUDE EXPOSED CEILING AREA - SEE 4310				
ROOF					
4310	SYSTEM:ROOF AREA	10'x2'2" dbl V crimp sheet metal roof on	2	SQ	TOTAL
	MM UNIT: ANTI/ANTI/ANTI	1"x4" spaced sheathing over rafters,	1	SQ	GOOD
	HISTORIC RATING: 5	skewed overhang N wall & S roof edges...	1	SQ	FAIR
	REVISION DATE: 05/31/90		0	SQ	POOR
	NOTES: Mtl rfg bent over E end rake bd & nailed, 1x5 siding bd used as facia @ raftr overhang @ N&S edges; 2X4 rafters 24-30" OC				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4314	SYSTEM:ROOF INSULATION MM UNIT: HISTORIC RATING:	Not inspected			
4322	OPENINGS:ROOF VENTILATION MM UNIT: HISTORIC RATING:	Not inspected			
4360	FINISHES:ROOF FINISH MM UNIT: ANTI/ANTI/ANTI HISTORIC RATING: 5 REVISION DATE: 05/31/90	Black matte paint over galvanized metal roofing	200 0 200 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Coating material may be deteriorated asphaltic material				
FOUNDATION					
4410	WALLS:FDN WALL MM UNIT: ANTI/ANTI/ANTI HISTORIC RATING: 5 REVISION DATE: 05/31/90	Common brick header course, 1 wye, laid in mortar on ground surface N side; same @ S except laid as stretchers	60 0 30 30	LF LF LF LF	TOTAL GOOD FAIR POOR
	NOTES: No footings evident, bricks laid on ground; addition sill plate sits on brick "foundation"				
4413	WALLS:FDN VENTILATION MM UNIT: HISTORIC RATING:	Not inspected			
4416	WALLS:FDN INSULATION MM UNIT: HISTORIC RATING:	Not inspected			
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4612	PLUMBING:WASTE PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: HISTORIC RATING:	Not inspected			
4618	PLUMBING:WATER TREAT SYS MM UNIT: HISTORIC RATING:	Not inspected			
4630	ELECTRICAL:ELECTRICAL SYS MM UNIT: ANTI/ANTI/ANTI HISTORIC RATING: 5 REVISION DATE: 05/31/90 NOTES: Does not appear functional	Disconnected wiring, switch and porcelain lite fixture	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4652	HVAC:HVAC EQUIPMENT MM UNIT: HISTORIC RATING:	Not inspected			
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: HISTORIC RATING:	Not inspected			
4733	FIRE DETECTION:FD DETECTOR MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: HISTORIC RATING:	Not inspected			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: HISTORIC RATING:	Not inspected			
4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: HISTORIC RATING:	Not inspected			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: HISTORIC RATING:	Not inspected			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: HISTORIC RATING:	Not inspected			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
	FIRE/LIFE/HEALTH SAFETY				
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: HISTORIC RATING:	Not inspected			
	GENERAL BUILDING/SITE				
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: HISTORIC RATING:	Not inspected			
4913	SITE FEATURES:VEGETATION MM UNIT: HISTORIC RATING:	Not inspected			

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	EXTERIOR ENVELOPE					
4110	WALLS EXTERIOR WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 5	Bds warped, cracked, begining signs of decay, minor rodent damage	Repair/ replace to complete weather resistant exterior envelope	61	SF	$ 0 0 0 ======= $ 0
4110	WALLS EXTERIOR WALL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 5	Extensive surface damage,missing or rotted, major rodent damage in areas	Repair/ replace deteriorated elements to complete weather-resistant exterior envelope	122	SF	$ 0 0 0 ======= $ 0
4112	WALLS WALL STRUCTURE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 5	Generally unstable condition caused by deterioration of framing members as well as fasteners	Interim treatment is to brace structure w/ KDAT material, defer to recommended emergency stabilization treatment	302	SF	$ 0 0 0 ======= $ 0
4140	WINDOWS EXTERIOR WINDOW PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 5	Bottom rail needs repair, loss of glazing putty, 2 broken lites	Stabilize units by replacing glass where possible/ replace unit with louvred covering or equivalent for interim protection	1	EA	$ 0 0 0 ======= $ 0
4140	WINDOWS EXTERIOR WINDOW PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 5	Missing elements or loss of all glass, no glazing putty, broken or missing sash element severe weathering	Replace missing units with louvred covering as interim protection, replace glass where possible, stabilize existing frames where possible	5	EA	$ 0 0 0 ======= $ 0
4150	DOORS EXTERIOR DOOR PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 5	Bottom rail broken @ tenon joint to stile, hinge stile has split @ bottom hinge location	Repair using wood screws and/ or dutchman technique, brace as interim treatment	1	EA	$ 0 0 0 ======= $ 0
4160	FINISHES EXTERIOR FINISH PRIORITY: MINOR CONDITION: POOR	Loss of adhesion, peeling, cracking, etc from all surfaces	Prepare surface and apply FPL treatment to all surfaces	305	SF	$ 0 0 0 =======

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
	INTERIOR ENVELOPE					
4210	FLOORS INTERIOR FLOOR PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 5	Minor deterioration along perimeter edges, minimal crazg of surface/ rodent damage at edges - minor surface deterior ation	Remove debris from interior floor surfaces and inspect for further damage	234	SF	$ 0 0 0 ======= $ 0
4220	WALLS INTERIOR WALL PRIORITY: MINOR CONDITION: FAIR SOURCE: RATING: 5	Deteriorated surface & end condition of bds, minor rodent damage	No work required	61	SF	$ 0 0 0 ======= $ 0
4220	WALLS INTERIOR WALL PRIORITY: SERIOUS CONDITION: POOR SOURCE: RATING: 5	Rotted and/or missing element, major insect & water damage	Replace missing and severely deteriorated elements with like material	61	SF	$ 0 0 0 ======= $ 0
4260	FINISHES INTERIOR FINISH PRIORITY: MINOR CONDITION: POOR SOURCE: RATING: 5	Total failure of all interior surface finishes. Felt paper saturated, sagging, and deteriorated	Remove severely deteriorated materials, no other work required	305	SF	$ 0 0 0 ======= $ 0
	ROOF					
4310	SYSTEM ROOF AREA PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 5	Popped roofing nails, 2 shts metal torn w/ rusted areas	Renail loose sheets, replace damaged sheets w/ similar material	1	SQ	$ 0 0 0 ======= $ 0
4360	FINISHES ROOF FINISH PRIORITY: SERIOUS CONDITION: FAIR SOURCE: RATING: 5	Paint surface worn, rust areas predominate, minor rust @ int edges	Prepare surface areas and prime w/ Penetrol treatment	234	SF	$ 0 0 0 ======= $ 0

MM CODE / UNIT	ELEMENT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
FOUNDATION						
4410	WALLS	Mortar beginning to erode,	Monitor deterioration	30	LF	$ 0
	FDN WALL	minor brick failure				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
	RATING: 5					
4410	WALLS	Mortar has completely eroded,	Requires major intervention to	30	LF	$ 0
	FDN WALL	bricks now loose laid on	properly reconstruct/ stabiliz			0
	PRIORITY: SERIOUS	UNSTABLE earth base	foundation. Repointing may			0
	CONDITION: POOR		work as interim treatment			=======
	SOURCE:					$ 0
	RATING: 5					
UTILITY SYSTEMS						
4630	ELECTRICAL	Wires chewed by rodents,	Do not connect system, install	1	EA	$ 0
	ELECTRICAL SYS	system does not meet code	new system if power is			0
	PRIORITY: MINOR		required			0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	RATING: 5					

LAST WING: CHICKEN HOUSE (E) & BROODER HOUSE (F)
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	SERIOUS					
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: POOR SOURCE: RATING: 5	Extensive surface damage,missing or rotted, major rodent damage in areas	Repair/ replace deteriorated elements to complete weather-resistant exterior envelope	122	SF	$ 0 0 0 ======= $ 0
4112	EXTERIOR ENVELOPE WALLS WALL STRUCTURE CONDITION: FAIR SOURCE: RATING: 5	Generally unstable condition caused by deterioration of framing members as well as fasteners	Interim treatment is to brace structure w/ KDAT material, defer to recommended emergency stabilization treatment	302	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: POOR SOURCE: RATING: 5	Missing elements or loss of all glass, no glazing putty, broken or missing sash element severe weathering	Replace missing units with louvred covering as interim protection, replace glass where possible, stabilize existing frames where possible	5	EA	$ 0 0 0 ======= $ 0
4210	INTERIOR ENVELOPE FLOORS INTERIOR FLOOR CONDITION: FAIR SOURCE: RATING: 5	Minor deterioration along perimeter edges, minimal crazg of surface/ rodent damage at edges - minor surface deterioration	Remove debris from interior floor surfaces and inspect for further damage	234	SF	$ 0 0 0 ======= $ 0
4220	INTERIOR ENVELOPE WALLS INTERIOR WALL CONDITION: POOR SOURCE: RATING: 5	Rotted and/or missing element, major insect & water damage	Replace missing and severely deteriorated elements with like material	61	SF	$ 0 0 0 ======= $ 0
4310	ROOF SYSTEM ROOF AREA CONDITION: FAIR SOURCE: RATING: 5	Popped roofing nails, 2 shts metal torn w/ rusted areas	Renail loose sheets, replace damaged sheets w/ similar material	1	SQ	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4360	ROOF FINISHES ROOF FINISH CONDITION: FAIR SOURCE: RATING: 5	Paint surface worn, rust areas predominate, minor rust @ int edges	Prepare surface areas and prime w/ Penetrol treatment	234	SF	$ 0 0 0 ======= $ 0
4410	FOUNDATION WALLS FDN WALL CONDITION: POOR SOURCE: RATING: 5	Mortar has completely eroded, bricks now loose laid on UNSTABLE earth base	Requires major intervention to properly reconstruct/ stabiliz foundation. Repointing may work as interim treatment	30	LF	$ 0 0 0 ======= $ 0
MINOR						
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: FAIR SOURCE: RATING: 5	Bds warped, cracked, begining signs of decay, minor rodent damage	Repair/ replace to complete weather resistant exterior envelope	61	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE: RATING: 5	Bottom rail needs repair, loss of glazing putty, 2 broken lites	Stabilize units by replacing glass where possible/ replace unit with louvred covering or equivalent for interim protection	1	EA	$ 0 0 0 ======= $ 0
4150	EXTERIOR ENVELOPE DOORS EXTERIOR DOOR CONDITION: FAIR SOURCE: RATING: 5	Bottom rail broken @ tenon joint to stile, hinge stile has split @ bottom hinge location	Repair using wood screws and/ or dutchman technique, brace as interim treatment	1	EA	$ 0 0 0 ======= $ 0
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE: RATING: 5	Loss of adhesion, peeling, cracking, etc from all surfaces	Prepare surface and apply FPL treatment to all surfaces	305	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
MINOR						
4220	INTERIOR ENVELOPE WALLS INTERIOR WALL CONDITION: FAIR SOURCE: RATING: 5	Deteriorated surface & end condition of bds, minor rodent damage	No work required	61	SF	$ 0 0 0 ======= $ 0
4260	INTERIOR ENVELOPE FINISHES INTERIOR FINISH CONDITION: POOR SOURCE: RATING: 5	Total failure of all interior surface finishes. Felt paper saturated, sagging, and deteriorated	Remove severely deteriorated materials, no other work required	305	SF	$ 0 0 0 ======= $ 0
4410	FOUNDATION WALLS FDN WALL CONDITION: FAIR SOURCE: RATING: 5	Mortar beginning to erode, minor brick failure	Monitor deterioration	30	LF	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE: RATING: 5	Wires chewed by rodents, system does not meet code	Do not connect system, install new system if power is required	1	EA	$ 0 0 0 ======= $ 0

NATIONAL PARK SERVICE

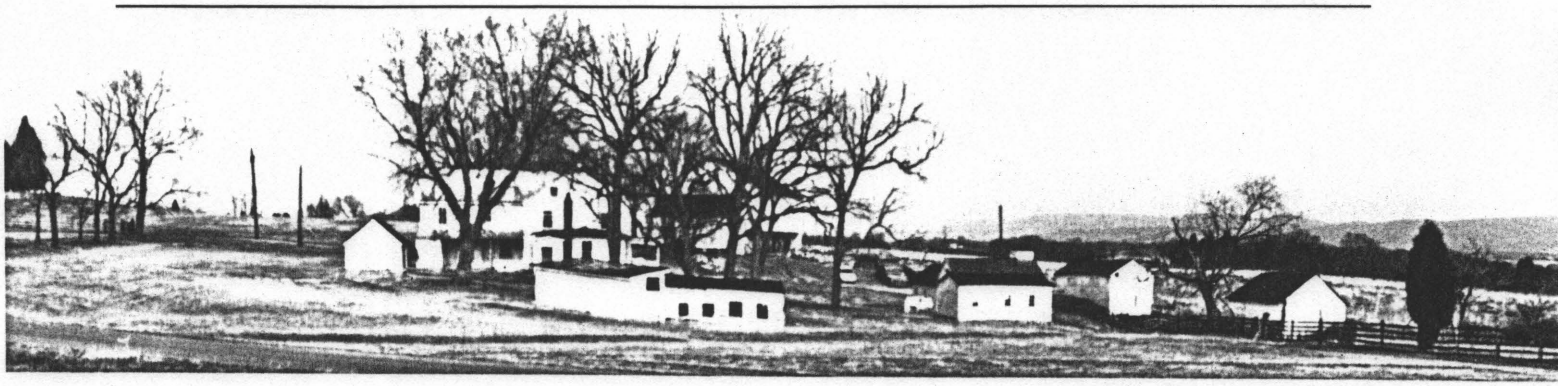
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

GARAGE: WPTC-IV-A



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

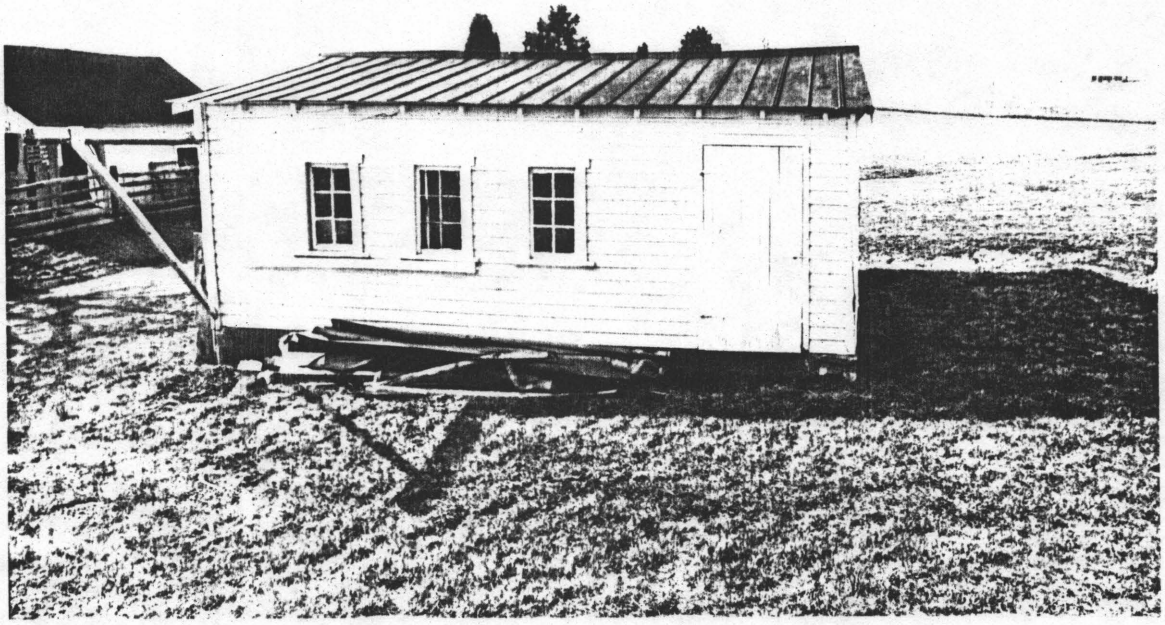
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

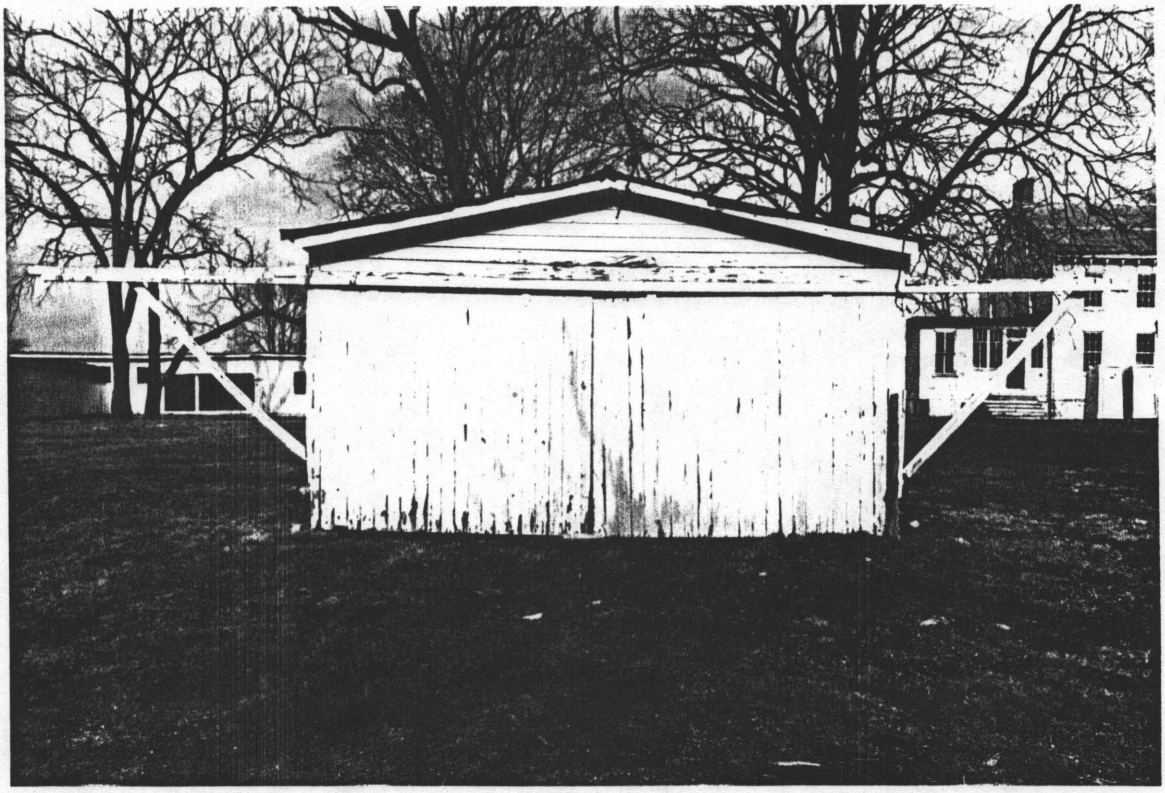
Williamsport, Maryland

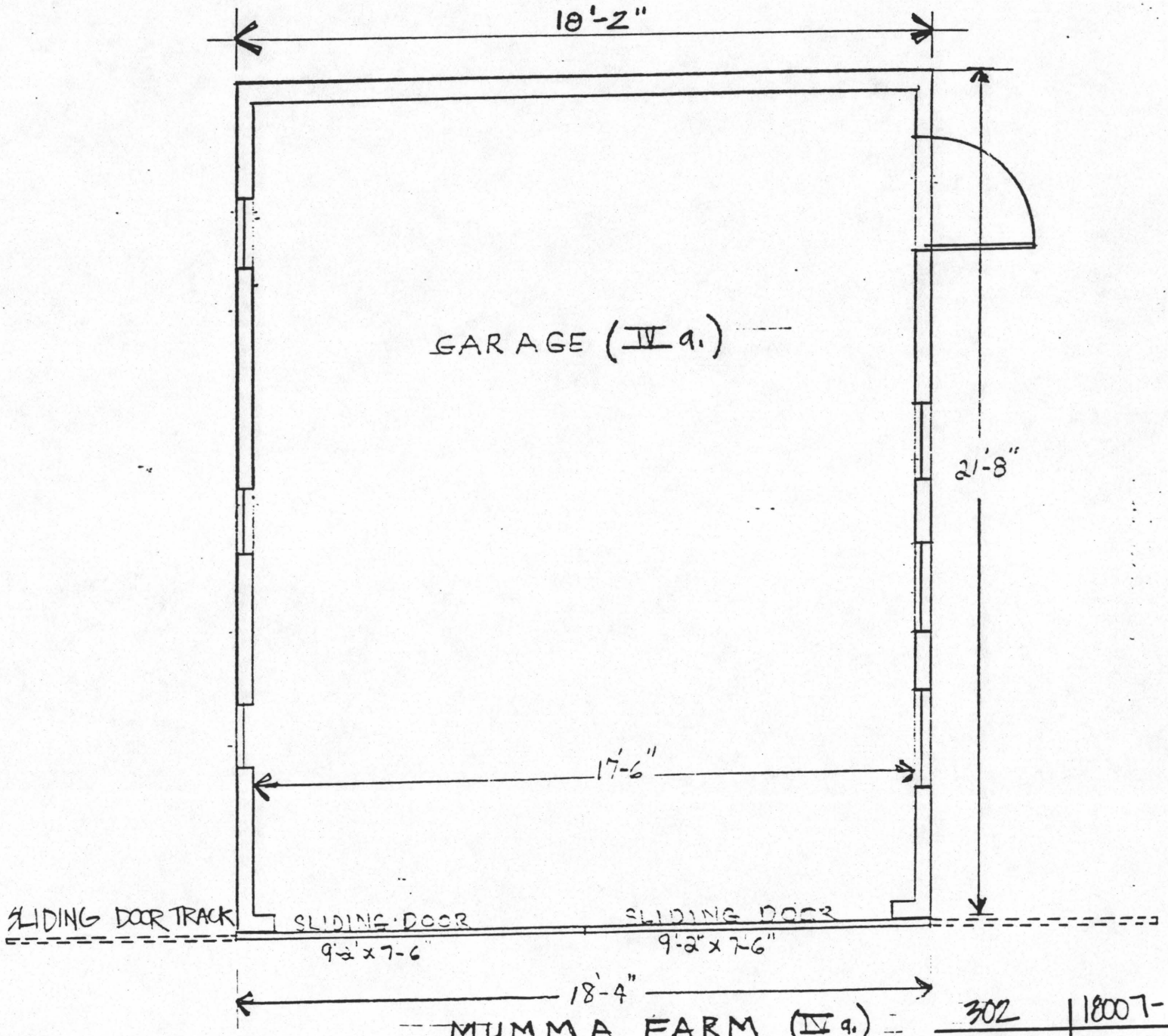
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



Mumma Farm GARAGE

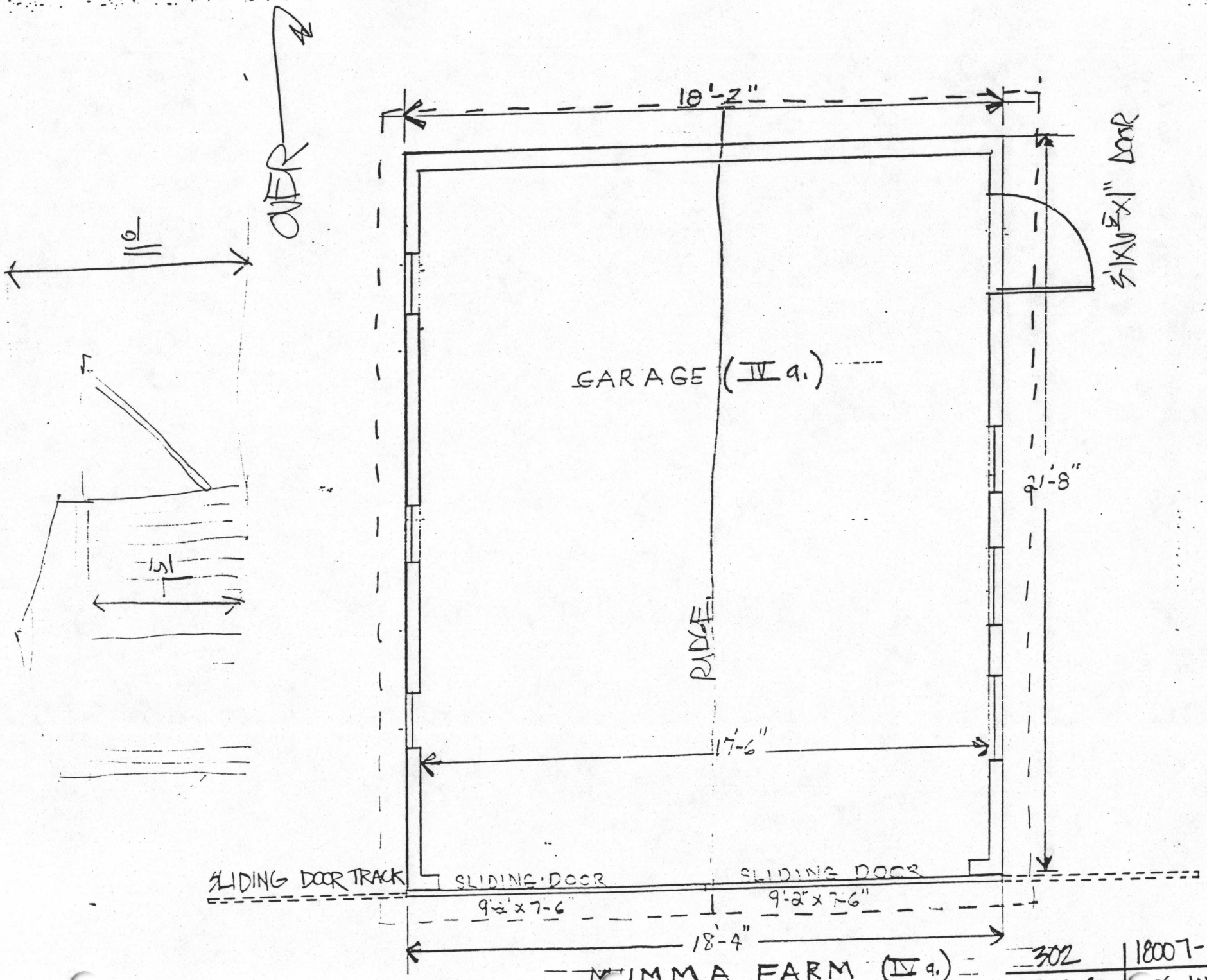




MUMMA FARM (IV q.)

SCALE 1/4" = 1'-0"

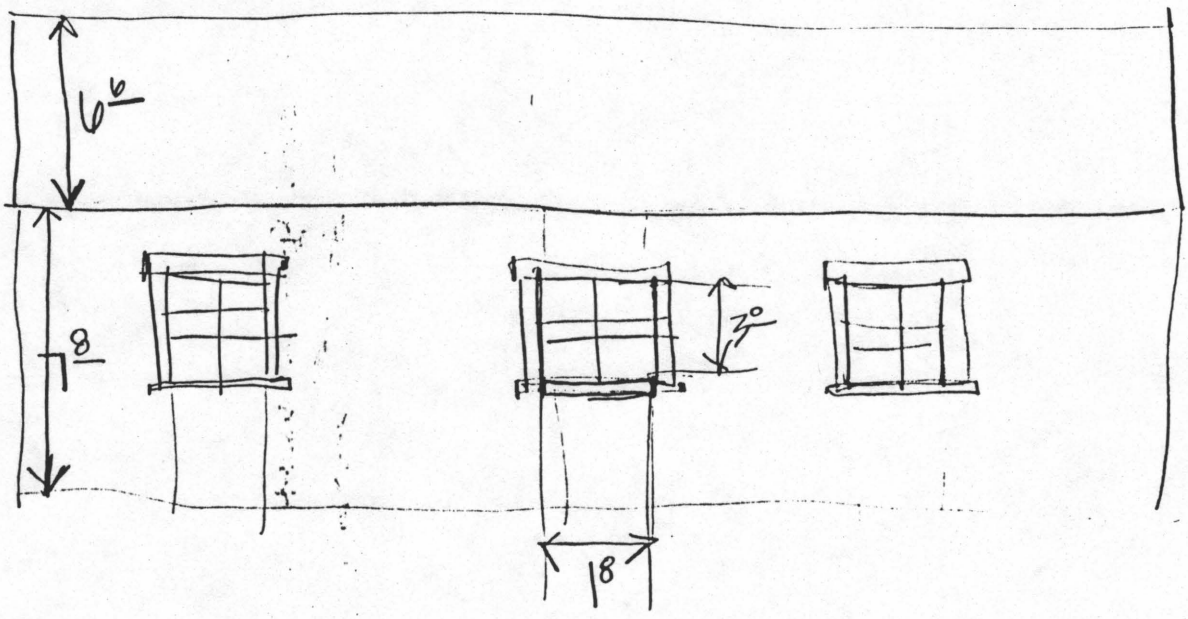
302	18007-A
09.12.90	HFC-WPTC



NIMMA FARM (IV q.)

SCALE 1/4" = 1'-0"

302	18007-A
09.12.90	C-WPTC


6'
8'
3'
18"

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Post 1863 Non-Historic (Modern) Structure
Utilitarian agricultural outbuilding, secondary structure.

ARCHITECTURAL DESCRIPTION: Vernacular frame structure with horizontal german style siding, standing seam metal gable roof, large sliding garage door hung on metal track, six small 6 lite fixed windows w/ extr pedimented trim, also one simple T&G door, siding white, roof black.

--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----------

OTHER NAMES: Antietam NB Sandblasting Shop

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0046
MANAGEMENT UNIT: ANTI/0046
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 3 - Low
MANAGEMENT CATEGORY: N/A
ELEVATION: FT
UTM COORDINATES: 18/263520/4735280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 4000
SF 1166 DESIGNATION: STORAGE
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IVA
LCS ID NUMBER: N/A
HOUSING NUMBER: STRUC#0046
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: $ 25740
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class "C" estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1920-1940

SIZE INFORMATION
TOTAL FLOOR AREA: 396 SF
FIRST FLOOR AREA: 396 SF
ADDITIONAL FLOOR AREA: 0 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 286 SF
PERIMETER LENGTH: 80 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 1
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--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:
See 08045A for applicable codes.

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:

OCCUPANCY CLASSIFICATION: Sandblasting shop
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: High
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5(000)

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Mumma Farm Garage (IV-A) Plan View	18007A	03-12-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--MAJOR IMPROVEMENTS/MODIFICATIONS----------

CONSTRUCTION DATE: 1920-1940 CONSTRUCTION: Built TEXT: Date of original construction not verified
COST: $ 0 DESIGNER: Vernacular 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

Building was evaluated using the abbreviated ICAP format, Level I for a non-historic structure.

INSPECTION TEAM

DATE OF INSPECTION: 05/01/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: WPTC-IVa/ garage
TIMES:
INSPECTION: 1.5 HRS.
REPORT PREPARATION: 1 HRS.

Christian Bookter
Exhibits Specialist
NPS, WPTC - HFC
205 W Potomac St
Williesport, MD 21795
(301) 223-7872
AREAS: WPTC-IVa/ garage
TIMES:
INSPECTION: 1.5 HRS.
REPORT PREPARATION: 1 HRS.

DATA ENTRY

DATE OF DATA ENTRY: / /
NAME: Bookter & Vitanza
ADDRESS: NPS, WPTC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	horiz. german siding w/corner bds, 5"	565	SF	TOTAL
	MM UNIT: ANTI/004A	exposure	508	SF	GOOD
			0	SF	FAIR
	REVISION DATE: 06/08/90		57	SF	POOR
4140	WINDOWS:EXTERIOR WINDOW	S elev 3ea 6 light wood sash	6	EA	TOTAL
	MM UNIT: ANTI/004A	N elev 3ea 6 light wood sash	0	EA	GOOD
			1	EA	FAIR
	REVISION DATE: 06/08/90		5	EA	POOR
4150	DOORS:EXTERIOR DOOR	N elev 3 1/2" t&g w/2 bat &Z brace,hdwr	2	EA	TOTAL
	MM UNIT: ANTI/004A	intact,E elev dble hng vert siding ,5"	0	EA	GOOD
		t&g 3 batt, garage dr w/cantilevered	2	EA	FAIR
	REVISION DATE: 06/08/90		0	EA	POOR
	NOTES: door track, w/diagonal brace, hdwr intact. hinged dr 3'1"x6'5"x 5"x1", sliders-9'2"x7'6"ea				
4160	FINISHES:EXTERIOR FINISH	white paint over wood substrate	702	SF	TOTAL
	MM UNIT: ANTI/004A		0	SF	GOOD
			175	SF	FAIR
	REVISION DATE: 06/08/90		527	SF	POOR
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	partial conc slab on grade no structural	396	SF	TOTAL
	MM UNIT: ANTI/004A	steel	0	SF	GOOD
			396	SF	FAIR
	REVISION DATE: 06/08/90		0	SF	POOR
	NOTES: covered w/2" blasting sand, condition unknown, suspect structural cracking-assumed fair				
4220	WALLS:INTERIOR WALL	int surface of ext walls covered w/ 30#	565	SF	TOTAL
	MM UNIT: ANTI/004A	felt paper btwn studs & siding, 2x4 wall	226	SF	GOOD
		structure exposed on int. studs 20-24 oc	226	SF	FAIR
	REVISION DATE: 06/08/90		113	SF	POOR
	NOTES: no finish wall surface				
4230	CEILINGS:INT CEILING	1/2" paper covered gypsum bd	396	SF	TOTAL
	MM UNIT: ANTI/004A		0	SF	GOOD
			0	SF	FAIR
	REVISION DATE: 06/11/90		396	SF	POOR
	NOTES: only 50% of total sf remains, remainder has collapsed/or been removed				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4310	SYSTEM:ROOF AREA	2x10 V crimp galv mtl sheet roofing on	3	SQ	TOTAL
	MM UNIT: ANTI/004A	1x8 spaced lathe, roof overhangs gable &	0	SQ	GOOD
		rafter ends 5' siding used as fascia on	3	SQ	FAIR
	REVISION DATE: 06/11/90		0	SQ	POOR
	NOTES: gable ends, no trim @ eves. exposed rafter tails & leading lathe bd-roof bent dwn @ gable ends over fascia bds.				
4340	FLASHING:ROOF FLASHING	prefab rolled roof ridge-ribbed/corr.	22	LF	TOTAL
	MM UNIT: ANTI/004A	metal	22	LF	GOOD
			0	LF	FAIR
	REVISION DATE: 06/11/90		0	LF	POOR
4350	DRAINAGE:ROOF DRAINAGE	gutters & dwnspts have been removed fm	68	EA	TOTAL
	MM UNIT: ANTI/004A	structure, non-extant.	0	EA	GOOD
			0	EA	FAIR
	REVISION DATE: 06/11/90		68	EA	POOR
	NOTES: 44 lf gutters, 24lf conductors				
4360	FINISHES:ROOF FINISH	black matte paint finish on galv. mtl.	3	SF	TOTAL
	MM UNIT: ANTI/004A	roofing	0	SF	GOOD
			3	SF	FAIR
	REVISION DATE: 06/11/90		0	SF	POOR
	NOTES: galvanic "spangling" in good cond. on int.				
FOUNDATION					
4410	WALLS:FDN WALL	1 wall cmu const. (tward springhse) opp.	80	LF	TOTAL
	MM UNIT: ANTI/004A	side & rear wall; loose laid fld stone	0	LF	GOOD
		laid in cip low-strength conc w/high	80	LF	FAIR
	REVISION DATE: 06/11/90		0	LF	POOR
	NOTES: gravel content. Wall appears to have bee cip int side has stone exposed-ext shws det. of conc surface. rodent holes				
UTILITY SYSTEMS					
4630	ELECTRICAL:ELECTRICAL SYS	no extg svc to bldg, 1 switch, 1 light	1	EA	TOTAL
	MM UNIT: ANTI/004A	recpt., exposed romex cable-knob& tube	0	EA	GOOD
		@ old entrance to bldg-front left crnr	0	EA	FAIR
	REVISION DATE: 06/11/90		1	EA	POOR
	NOTES: wire exits @ front right corner & 1" galv pipe undergrnd				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4770	FIRE/LIFE SAFETY:HANDICAP ACCESS MM UNIT: ANTI/004A REVISION DATE: 06/11/90	yes thru-garage drs on front, not thru side dr-12" curb			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT:	Not inspected			
GENERAL BUILDING/SITE					
4910	SITE FEATURES:SITE MM UNIT: ANTI/004A REVISION DATE: 06/11/90	located on slightly sloped grassy lawn NE of Main Hse see site plan neg dng @ S elev			
4990	BUILDING:BLDG OTHER MM UNIT: ANTI/004A REVISION DATE: 06/11/90	post 1863 non-hist (modern) structure used by park maint. for sand blasting operation of hist markers			

NOTES: final treatment as determined by on going HSR

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4110	WALLS	deteriorated corner bd ends,		57	SF	$ 0
	EXTERIOR WALL	broken siding bds., metal				0
	PRIORITY: SERIOUS	plates over rodent holes				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4140	WINDOWS	1 wndw @ N elev w/broken pane,		1	EA	$ 0
	EXTERIOR WINDOW	cracked & crumbling glazing				0
	PRIORITY: SERIOUS	putty				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4140	WINDOWS	seperation @ bottom stiles &		5	EA	$ 0
	EXTERIOR WINDOW	rails, 1 broken,1missing pane,				0
	PRIORITY: SERIOUS	cracked & missing glazing put-				0
	CONDITION: POOR	ty, failure of paint system,				=======
	SOURCE:	wood shows late stages of deca				$ 0
4150	DOORS	E elev-cracked bat,broken bd,		2	EA	$ 0
	EXTERIOR DOOR	wood patch scabbed over lower				0
	PRIORITY: MINOR	rotted bd ends. N elev det.				0
	CONDITION: FAIR	track support				=======
	SOURCE:					$ 0
4160	FINISHES	mildew & minor crazing		175	SF	$ 0
	EXTERIOR FINISH					0
	PRIORITY: SERIOUS					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4160	FINISHES	cracked & peeling, loss of		527	SF	$ 0
	EXTERIOR FINISH	adhesion				0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE						
4210	FLOORS	longitudinal & lateral		396	SF	$ 0
	INTERIOR FLOOR	cracking, crazing @ corners,				0
	PRIORITY: MINOR	&spalled surfaces				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4220	WALLS	framing shows signs of det.		226	SF	$ 0
	INTERIOR WALL	re:cracking etc				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4220	WALLS	deteriorated studs & sole		113	SF	$ 0
	INTERIOR WALL	plate @ walls, rodent activity				0
	PRIORITY: MINOR	evident				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4230	CEILINGS	material has failed fm moist-		396	SF	$ 0
	INT CEILING	ure saturation/absorption-				0
	PRIORITY: SERIOUS	sagging btwn surfaces & showin				0
	CONDITION: POOR	mtl. degerdation				=======
	SOURCE:					$ 0
ROOF						
4310	SYSTEM	minor damage: denting, bent		3	SQ	$ 0
	ROOF AREA	edges, loose nails, rust				0
	PRIORITY: MINOR	evident on surface				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4350	DRAINAGE	non-extant system		68	EA	$ 0
	ROOF DRAINAGE					0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4360	FINISHES	rust is evident on most ext.		3	SF	$ 0
	ROOF FINISH	roof surfaces & ridge pc.				0
	PRIORITY: MINOR	no rust evident on int.				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
FOUNDATION						
4410	WALLS	some structural cracking &		80	LF	$ 0
	FDN WALL	spalling of ext conc surfaces				0
	PRIORITY: MINOR	cmu in good shape;exposed both				0
	CONDITION: FAIR	sides				=======
	SOURCE:					$ 0
UTILITY SYSTEMS						
4630	ELECTRICAL	would not meet code,do not		1	EA	$ 0
	ELECTRICAL SYS	attempt to use				0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE:	cracked & peeling, loss of adhesion		527	SF	$ 0 0 0 ======= $ 0
4350	ROOF DRAINAGE ROOF DRAINAGE CONDITION: POOR SOURCE:	non-extant system		68	EA	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE:	would not meet code,do not attempt to use		1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: POOR SOURCE:	deteriorated corner bd ends, broken siding bds., metal plates over rodent holes		57	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE:	1 wndw @ N elev w/broken pane, cracked & crumbling glazing putty		1	EA	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: POOR SOURCE:	seperation @ bottom stiles & rails, 1 broken,1missing pane, cracked & missing glazing put-ty, failure of paint system, wood shows late stages of deca		5	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
SERIOUS						
4160	EXTERIOR ENVELOPE	mildew & minor crazing		175	SF	$ 0
	FINISHES					0
	EXTERIOR FINISH					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4230	INTERIOR ENVELOPE	material has failed fm moist-		396	SF	$ 0
	CEILINGS	ure saturation/absorption-				0
	INT CEILING	sagging btwn surfaces & showin				0
	CONDITION: POOR	mtl. degerdation				=======
	SOURCE:					$ 0
MINOR						
4150	EXTERIOR ENVELOPE	E elev-cracked bat,broken bd,		2	EA	$ 0
	DOORS	wood patch scabbed over lower				0
	EXTERIOR DOOR	rotted bd ends. N elev det.				0
	CONDITION: FAIR	track support				=======
	SOURCE:					$ 0
4210	INTERIOR ENVELOPE	longitudinal & lateral		396	SF	$ 0
	FLOORS	cracking, crazing @ corners,				0
	INTERIOR FLOOR	&spalled surfaces				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4220	INTERIOR ENVELOPE	framing shows signs of det.		226	SF	$ 0
	WALLS	re:cracking etc				0
	INTERIOR WALL					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4220	INTERIOR ENVELOPE	deteriorated studs & sole		113	SF	$ 0
	WALLS	plate @ walls, rodent activity				0
	INTERIOR WALL	evident				0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MINOR

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
4310	ROOF	minor damage: denting, bent		3	SQ	$ 0
	SYSTEM	edges, loose nails, rust				0
	ROOF AREA	evident on surface				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4360	ROOF	rust is evident on most ext.		3	SF	$ 0
	FINISHES	roof surfaces & ridge pc.				0
	ROOF FINISH	no rust evident on int.				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4410	FOUNDATION	some structural cracking &		80	LF	$ 0
	WALLS	spalling of ext conc surfaces				0
	FDN WALL	cmu in good shape;exposed both				0
	CONDITION: FAIR	sides				=======
	SOURCE:					$ 0

TRACTOR SHED IV b.

NATIONAL PARK SERVICE

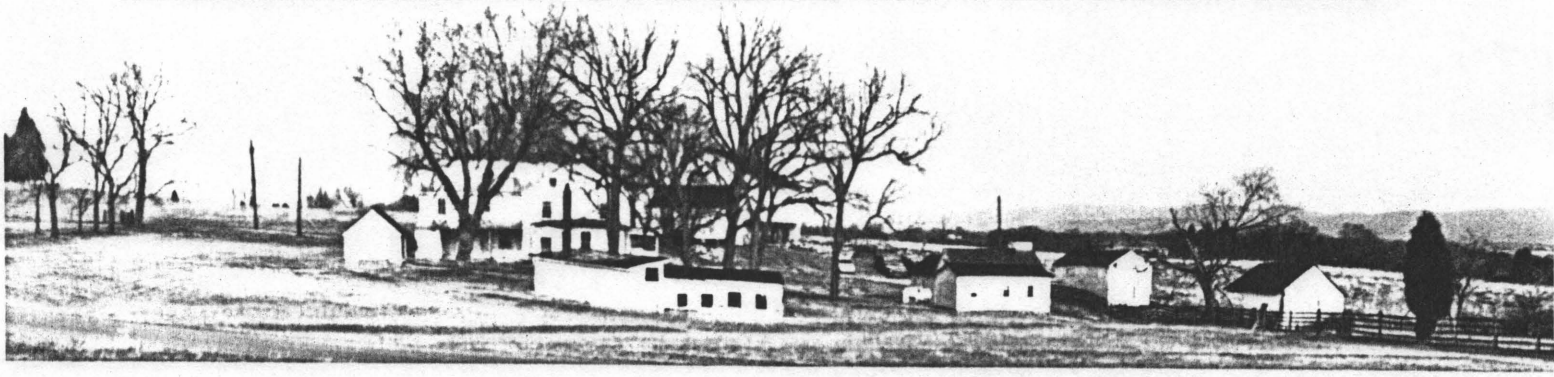
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

TRACTOR STORAGE SHED/ CHICKEN HOUSE: WPTC-IV-B



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

Williamsport, Maryland

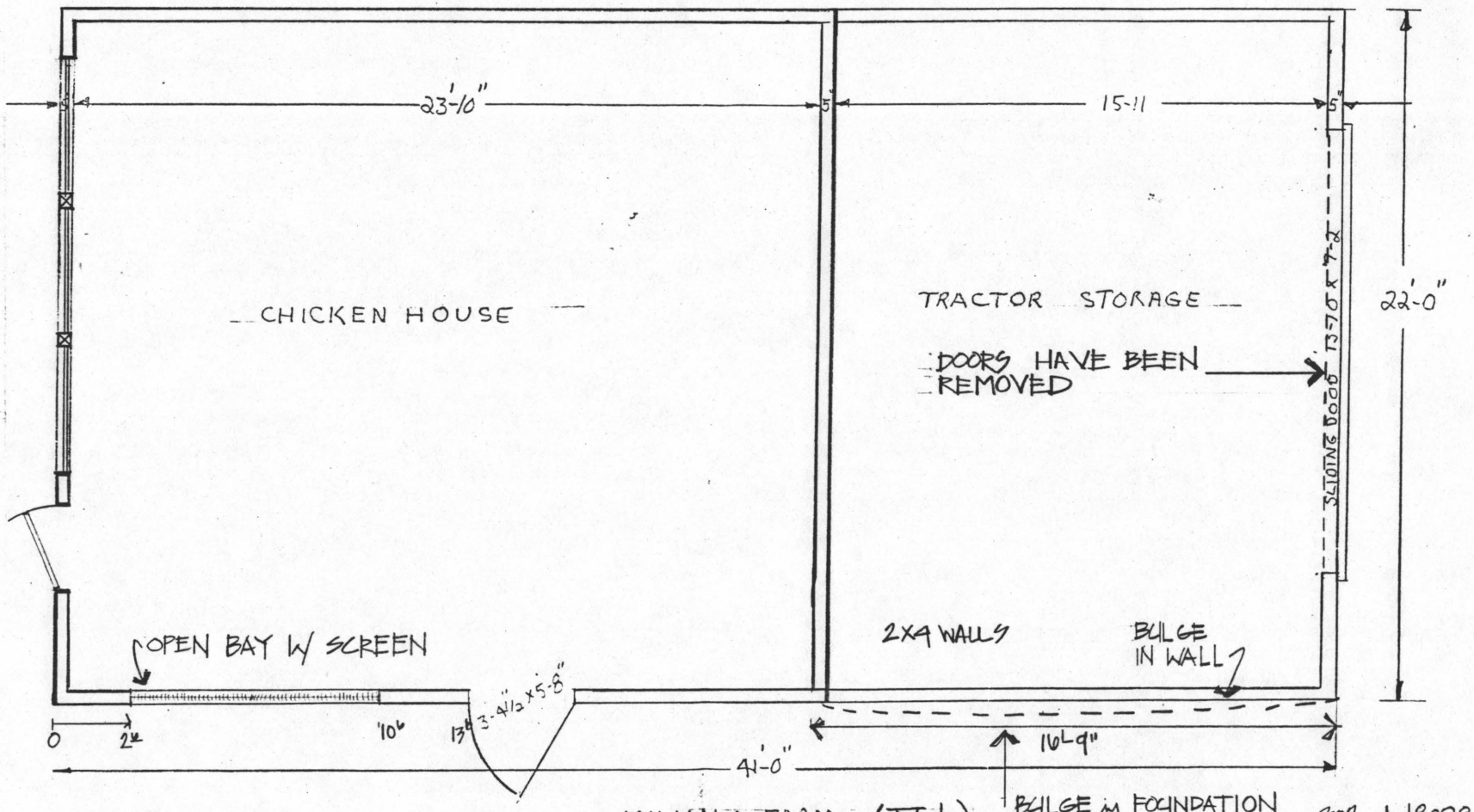
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



Mumma Farm TRACTOR STORAGE SHED/ CHICKEN HOUSE

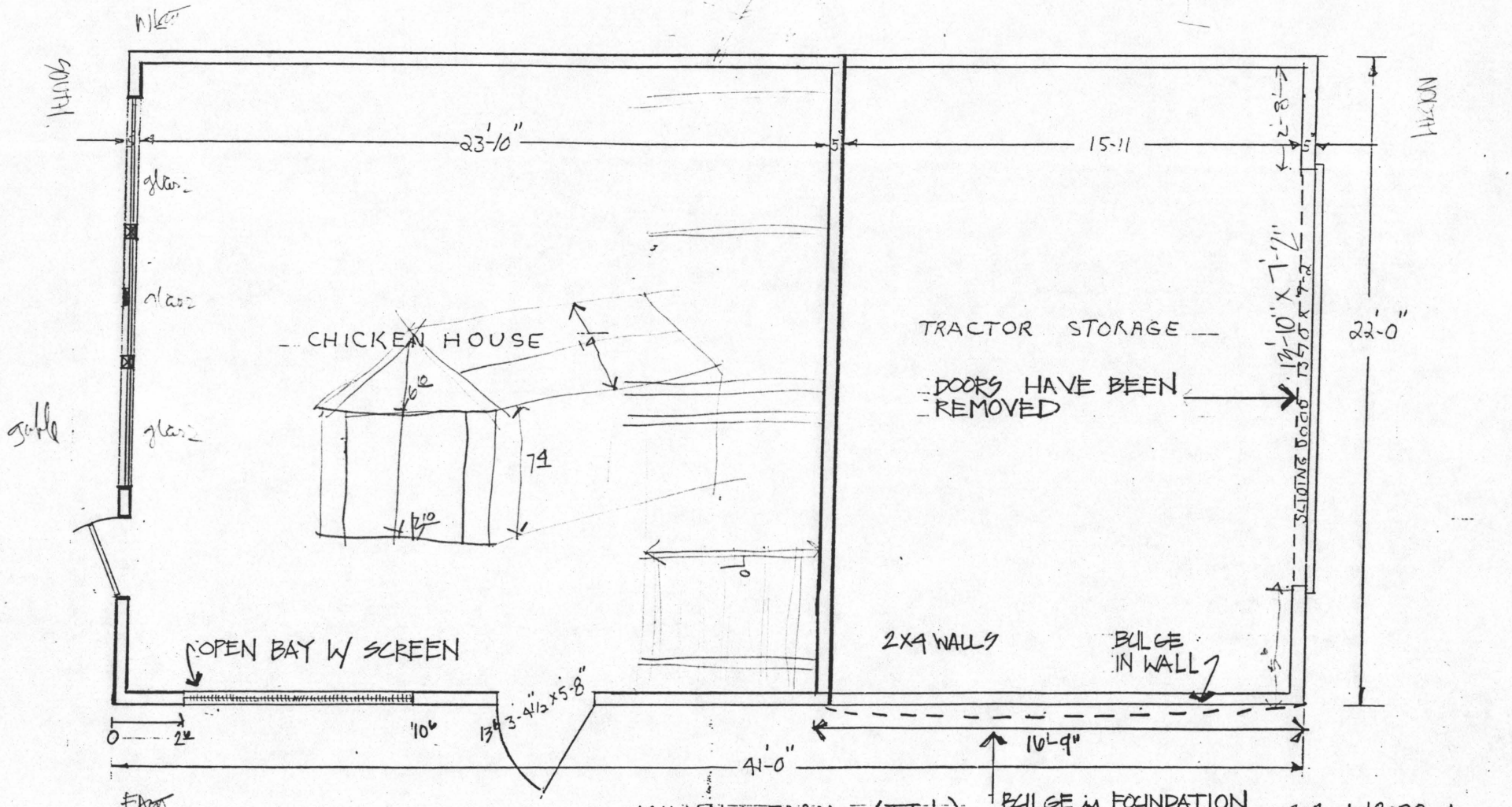




MU MMA FARM (IV b.)

SCALE 1/4" = 1'-0"

302	18008-A
03.12.90	HFC-WPTC


SOUTH
NORTH
glass
glass
glass
gable
23'-10"
15-11
2'-2"
CHICKEN HOUSE
14
6'10"
7'4
6'10"
TRACTOR STORAGE
DOORS HAVE BEEN REMOVED
SLIDING DOOR 13'0" x 7'-1"
12'-10" x 7'-1"
22'-0"
OPEN BAY W/ SCREEN
2X4 WALLS
BULGE IN WALL
0
2"
10'
13'
3-4 1/2 x 5-8"
16'-9"
41'-0"
EAST
MUMMA FARM (IX b.)
SCALE 1/4" = 1'-0"
BULGE in FOUNDATION
302 | 18008-A
03.12.90 | HFC-WPTC

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Post 1863 Non-Historic (Modern) Structure.
Utilitarian agricultural outbuilding, secondary structure.

ARCHITECTURAL SIGNIFICANCE: Vernacular frame structure with horizontal german style siding, corrugated metal gable roof, several openings across the front elevation, large sliding doors hung from metal track are missing, simple trim, unfinished interiors, siding white, roof black.

--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----------

OTHER NAMES:

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0049
MANAGEMENT UNIT: ANTI/0049
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 3 - Low
MANAGEMENT CATEGORY: N/A
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 4000
SF 1166 DESIGNATION: STORAGE
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-1VB
LCS ID NUMBER: N/A
HOUSING NUMBER: STRUC#0049
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: $ 29250
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class "C" estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1920-1940

SIZE INFORMATION
TOTAL FLOOR AREA: 902 SF
FIRST FLOOR AREA: 902 SF
ADDITIONAL FLOOR AREA: 0 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 1148 SF
PERIMETER LENGTH: 126 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

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--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:
See 08045A for applicable codes.

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5(000)

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

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Mumma Farm Strg Shd/ChknHs Plan Vu	18008A	03-12-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--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: 1920-1940 CONSTRUCTION: Built TEXT: Date of original construction not verified
COST: $ 0 DESIGNER: Vernacular DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

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--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

Building was inspected as one structure w/ two rooms, room A is tractor storage shed, room B is chicken shed.
Building was evaluated using the abbreviated ICAP format, Level I for non historic structures.

INSPECTION TEAM
DATE OF INSPECTION: 05/01/90
INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: WPTC - IVb
TIMES:
INSPECTION: 2 HRS.
REPORT PREPARATION: 1 HRS.

Christian Bookter
Exhibits Specialist
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: WPTC - IVb
TIMES:
INSPECTION: 2 HRS.
REPORT PREPARATION: 1.5 HRS.

DATA ENTRY
DATE OF DATA ENTRY: 06/13/90
NAME: Bookter & Vitanza
ADDRESS: NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Horiz wd german siding w/ corner bds	308	SF	TOTAL
	MM UNIT: ANTI/004B	5" exposure	293	SF	GOOD
			15	SF	FAIR
			0	SF	POOR
	NOTES: Bldg has undulation to wall structure.				
4140	WINDOWS:EXTERIOR WINDOW	gable wndw-2 light wd sash, S facade-3	5	EA	TOTAL
	MM UNIT: ANTI/004B	bay wndws w/reused 6 light sash frames,	0	EA	GOOD
		E facade- bay opening w/strchd chkn wire	4	EA	FAIR
			1	EA	POOR
	NOTES: in wd frame. 4 w/glass, 1 w/strtchd chkn wire				
4150	DOORS:EXTERIOR DOOR	N facade-garage dr missing,mtl trck in	3	EA	TOTAL
	MM UNIT: ANTI/004B	plce-frame det. E facade-bd & Z batt 1	1	EA	GOOD
		brkn bd, hdwr intact. S facade (same as	1	EA	FAIR
			1	EA	POOR
	NOTES: facade.				
4160	FINISHES:EXTERIOR FINISH	White paint over wood substrate.	308	SF	TOTAL
	MM UNIT: ANTI/004B		0	SF	GOOD
			0	SF	FAIR
			308	SF	POOR
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	room A- no visible floor under 12"+			
	MM UNIT: ANTI/004B	corn cobbs, chaff, & related matter.			
		room B-no visible floor			
	NOTES: condition unknown-no assesment assigned				
4220	WALLS:INTERIOR WALL	none-expsd wall stds (2x4 frame 24"oc)	308	SF	TOTAL
	MM UNIT: ANTI/004B	dividing wall btwn chkn house & trctr	277	SF	GOOD
		shd-vert t&g siding gable end lapped	31	SF	FAIR
			0	SF	POOR
	NOTES: over lower siding bds. 5 1/2"t&g knotty pine				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4230	CEILINGS:INT CEILING	expsd lwr chord truss sys constd of non-	1028	SF	TOTAL
	MM UNIT: ANTI/004B	stndrd reused mat. chkn hse-expsd 2x4	270	SF	GOOD
		chords-spaced 5'oc	270	SF	FAIR
			488	SF	POOR
	NOTES: structurally inadequate roof framing sys. Non continous members & inadequately sized.				
ROOF					
4310	SYSTEM:ROOF AREA	corr mtl roof on random spcd lath 8'X28"	11	SQ	TOTAL
	MM UNIT: ANTI/004B	panels, 2 courses lapped fm side to sid,	9	SQ	GOOD
		top course overlaps bttm panels. Roof	1	SQ	FAIR
			1	SQ	POOR
	NOTES: overhangs 4 sides, exposed rafter tails w/facia bd. no insul framing exposed fm int.				
4340	FLASHING:ROOF FLASHING	prefab mtl rolled roof ridge, 12' lngths	41	LF	TOTAL
	MM UNIT: ANTI/004B		38	LF	GOOD
			0	LF	FAIR
			3	LF	POOR
4360	FINISHES:ROOF FINISH	silver paint over mtl substrate	1150	SF	TOTAL
	MM UNIT: ANTI/004B		0	SF	GOOD
			0	SF	FAIR
			1150	SF	POOR
FOUNDATION					
4410	WALLS:FDN WALL	lo stnght, hi % aggregate conc w/base	126	LF	TOTAL
	MM UNIT: ANTI/004B	course gravel mixed w/ random field	0	LF	GOOD
		stone	0	LF	FAIR
			126	LF	POOR
FURNISHINGS					
4510	APPLIANCES:MAJOR APPLIANCES	roost constd w/non stndrd wd elements,	1	EA	TOTAL
	MM UNIT: ANTI/004B	ledgered fm int wall w/wd vert supports,	0	EA	GOOD
		cont. across wdth of bldg X 7'	1	EA	FAIR
			0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4630	ELECTRICAL:ELECTRICAL SYS	chkn hse-int swtch & light/porc. fxtrs.	1	EA	TOTAL
	MM UNIT: ANTI/004B	w/exposed woven wiring. trctr shd-non	0	EA	GOOD
		code elect wiring	0	EA	FAIR
			1	EA	POOR
FIRE/LIFE/HEALTH SAFETY					
4786	HEALTH SAFETY:HAZARDOUS MATL	accumulation of fecal materia,, and of			
	MM UNIT: ANTI/004B	feed material			
GENERAL BUILDING/SITE					
4910	SITE FEATURES:SITE	sloped grassy knoll 2 large overhanging			
	MM UNIT: ANTI/004B	maple trees on W elev. Neg site dng on			
		W elev impacting sill plate & lower 2			
	NOTES: courses siding. Close proximity to barn, NE of main house See site plan.				
4990	BUILDING:BLDG OTHER	Post 1863 non hist. bldg. not used, gen.			
	MM UNIT: ANTI/004B	in fair cond. final treatment as determ-			
		ined by on going HSR			

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

EXTERIOR ENVELOPE

4110	WALLS	deteriorated @ ground level &		15	SF	$ 0
	EXTERIOR WALL	penetrations cut thru siding				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4140	WINDOWS	glazing putty craked, dried &		4	EA	$ 0
	EXTERIOR WINDOW	missing. 3 bay wndws not				0
	PRIORITY: SERIOUS	stndrd design.				0
	CONDITION: FAIR	paint finish failing				=======
	SOURCE:					$ 0
4140	WINDOWS	deteriorated sill & subsill &		1	EA	$ 0
	EXTERIOR WINDOW	header				0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4150	DOORS	1 broken bd near lower hinge		1	EA	$ 0
	EXTERIOR DOOR					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4150	DOORS	door missing @ N elev		1	EA	$ 0
	EXTERIOR DOOR					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4160	FINISHES	complete failure of film,		308	SF	$ 0
	EXTERIOR FINISH	peeling, finish not adhering				0
	PRIORITY: CRITICAL	to previous layer & non-				0
	CONDITION: POOR	compatible surfaces				=======
	SOURCE:					$ 0

MM CODE	ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE						
4220	WALLS	lower portion wall studs chewd		31	SF	$ 0
	INTERIOR WALL	random structure elements det-				0
	PRIORITY: MINOR	eriorated				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4230	CEILINGS	early stages of deterioration		270	SF	$ 0
	INT CEILING					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4230	CEILINGS	severly deteriorated members		488	SF	$ 0
	INT CEILING					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
ROOF						
4310	SYSTEM	NE end loose panels, deterior-		1	SQ	$ 0
	ROOF AREA	ation @ overlapping edge				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4310	SYSTEM	rusted thru to interior		1	SQ	$ 0
	ROOF AREA					0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4340	FLASHING	nonstandard temp repair @ N		3	LF	$ 0
	ROOF FLASHING	end. Potential leak area				0
	PRIORITY: MINOR					0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MM CODE / UNIT	ELEMENT / DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
ROOF					
4360	FINISHES	paint system worn out	1150	SF	$ 0
	ROOF FINISH				0
	PRIORITY: SERIOUS				0
	CONDITION: POOR				=======
	SOURCE:				$ 0
FOUNDATION					
4410	WALLS	structural failure resulting	126	LF	$ 0
	FDN WALL	fm conc deterioration			0
	PRIORITY: SERIOUS				0
	CONDITION: POOR				=======
	SOURCE:				$ 0
FURNISHINGS					
4510	APPLIANCES	brkn structural members &	1	EA	$ 0
	MAJOR APPLIANCES	covered w/ 6"+ fecal material			0
	PRIORITY: MINOR				0
	CONDITION: FAIR				=======
	SOURCE:				$ 0
UTILITY SYSTEMS					
4630	ELECTRICAL	does not meet NEC	1	EA	$ 0
	ELECTRICAL SYS	DO NOT ATTEMPT TO USE			0
	PRIORITY: CRITICAL				0
	CONDITION: POOR				=======
	SOURCE:]				$ 0

TRACTOR STORAGE SHED/ CHICKEN HOUSE
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE:	complete failure of film, peeling, finish not adhering to previous layer & non-compatible surfaces		308	SF	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE:]	does not meet NEC DO NOT ATTEMPT TO USE		1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE:	glazing putty craked, dried & missing. 3 bay wndws not stndrd design. paint finish failing		4	EA	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: POOR SOURCE:	deteriorated sill & subsill & header		1	EA	$ 0 0 0 ======= $ 0
4150	EXTERIOR ENVELOPE DOORS EXTERIOR DOOR CONDITION: POOR SOURCE:	door missing @ N elev		1	EA	$ 0 0 0 ======= $ 0
4230	INTERIOR ENVELOPE CEILINGS INT CEILING CONDITION: POOR SOURCE:	severly deteriorated members		488	SF	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	SERIOUS					
4310	ROOF	rusted thru to interior		1	SQ	$ 0
	SYSTEM					0
	ROOF AREA					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4360	ROOF	paint system worn out		1150	SF	$ 0
	FINISHES					0
	ROOF FINISH					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4410	FOUNDATION	structural failure resulting		126	LF	$ 0
	WALLS	fm conc deterioration				0
	FDN WALL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
	MINOR					
4110	EXTERIOR ENVELOPE	deteriorated @ ground level &		15	SF	$ 0
	WALLS	penetrations cut thru siding				0
	EXTERIOR WALL					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4150	EXTERIOR ENVELOPE	1 broken bd near lower hinge		1	EA	$ 0
	DOORS					0
	EXTERIOR DOOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4220	INTERIOR ENVELOPE	lower portion wall studs chewd		31	SF	$ 0
	WALLS	random structure elements det-				0
	INTERIOR WALL	eriorated				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0

TRACTOR STORAGE SHED/ CHICKEN HOUSE
WORK RECOMMENDATIONS REPORT

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	MINOR					
4230	INTERIOR ENVELOPE	early stages of deterioration		270	SF	$ 0
	CEILINGS					0
	INT CEILING					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4310	ROOF	NE end loose panels, deterior-		1	SQ	$ 0
	SYSTEM	ation @ overlapping edge				0
	ROOF AREA					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4340	ROOF	nonstandard temp repair @ N		3	LF	$ 0
	FLASHING	end. Potential leak area				0
	ROOF FLASHING					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4510	FURNISHINGS	brkn structural members &		1	EA	$ 0
	APPLIANCES	covered w/ 6"+ fecal material				0
	MAJOR APPLIANCES					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0

NATIONAL PARK SERVICE

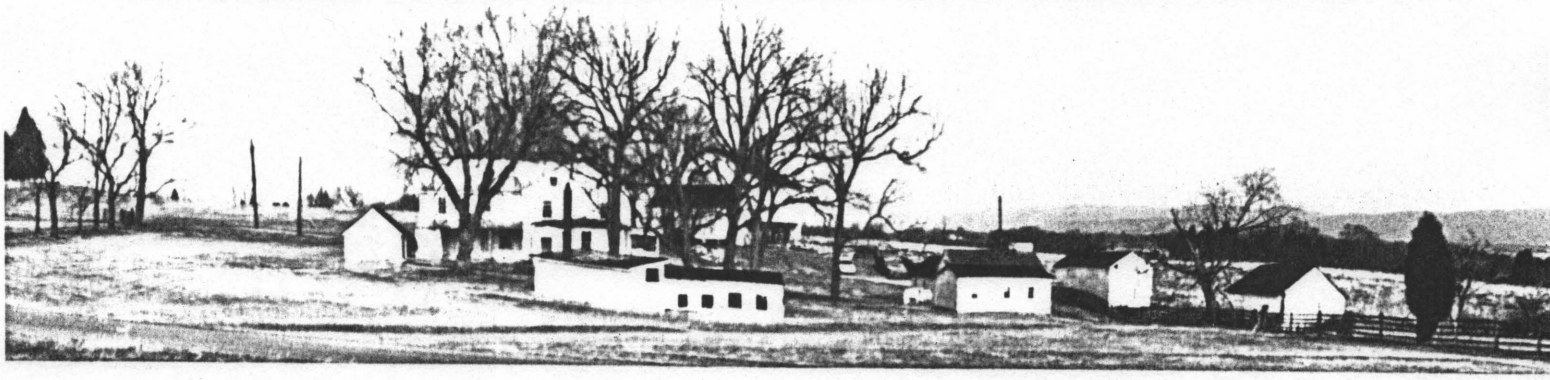
HISTORIC STRUCTURE ASSESSMENT REPORT

ANTIETAM NATIONAL BATTLEFIELD

Washington County, Maryland

SAMUEL MUMMA FARM

WORKSHOP: WPTC-IV-C



Inspected by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center
Williamsport, Maryland

Prepared for:
NATIONAL CAPITAL REGION
Division of Cultural Resource Services
1100 Ohio Drive, SW
Washington, DC

and

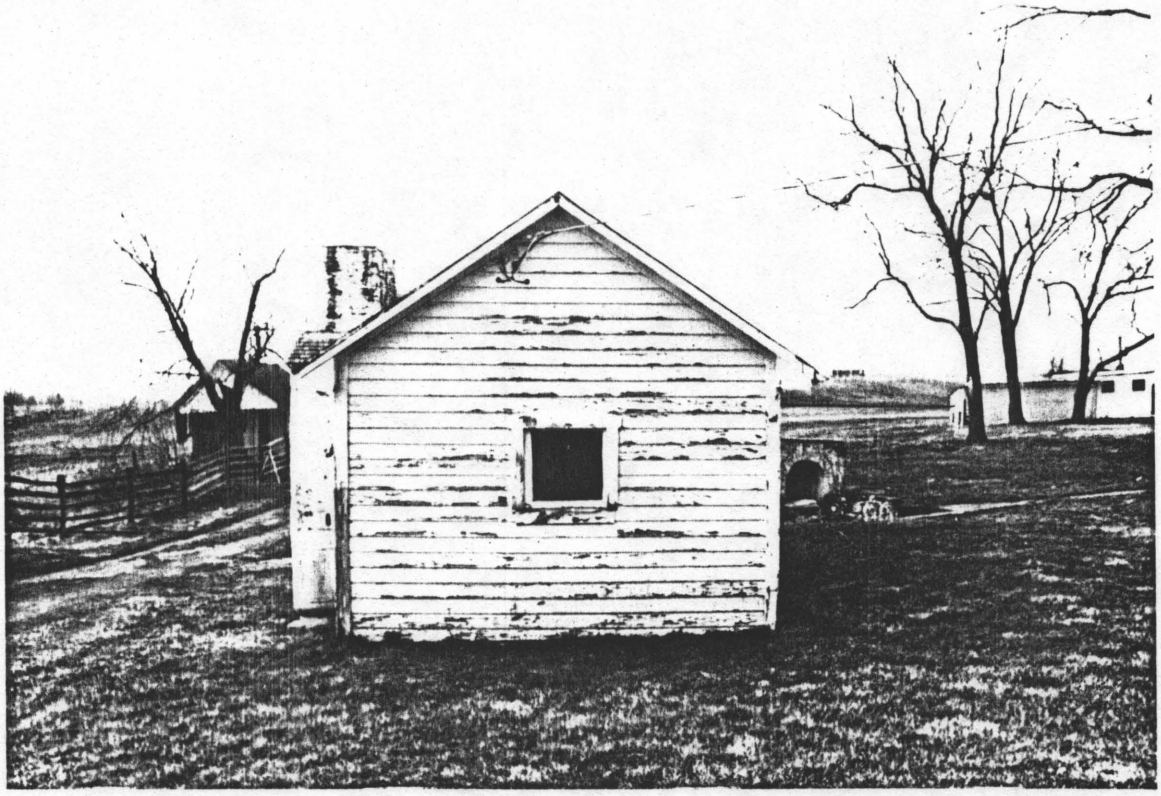
ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

Compiled by:
WILLIAMSPORT PRESERVATION TRAINING CENTER
Harpers Ferry Center

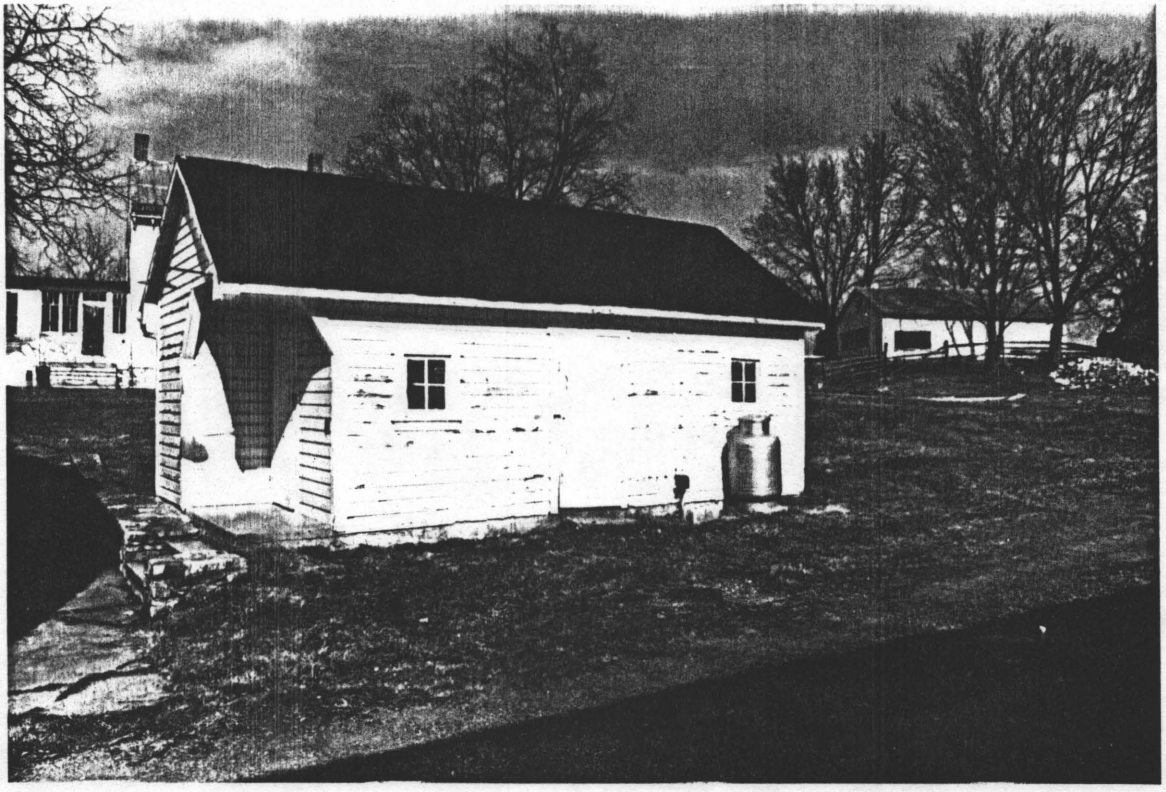
Williamsport, Maryland

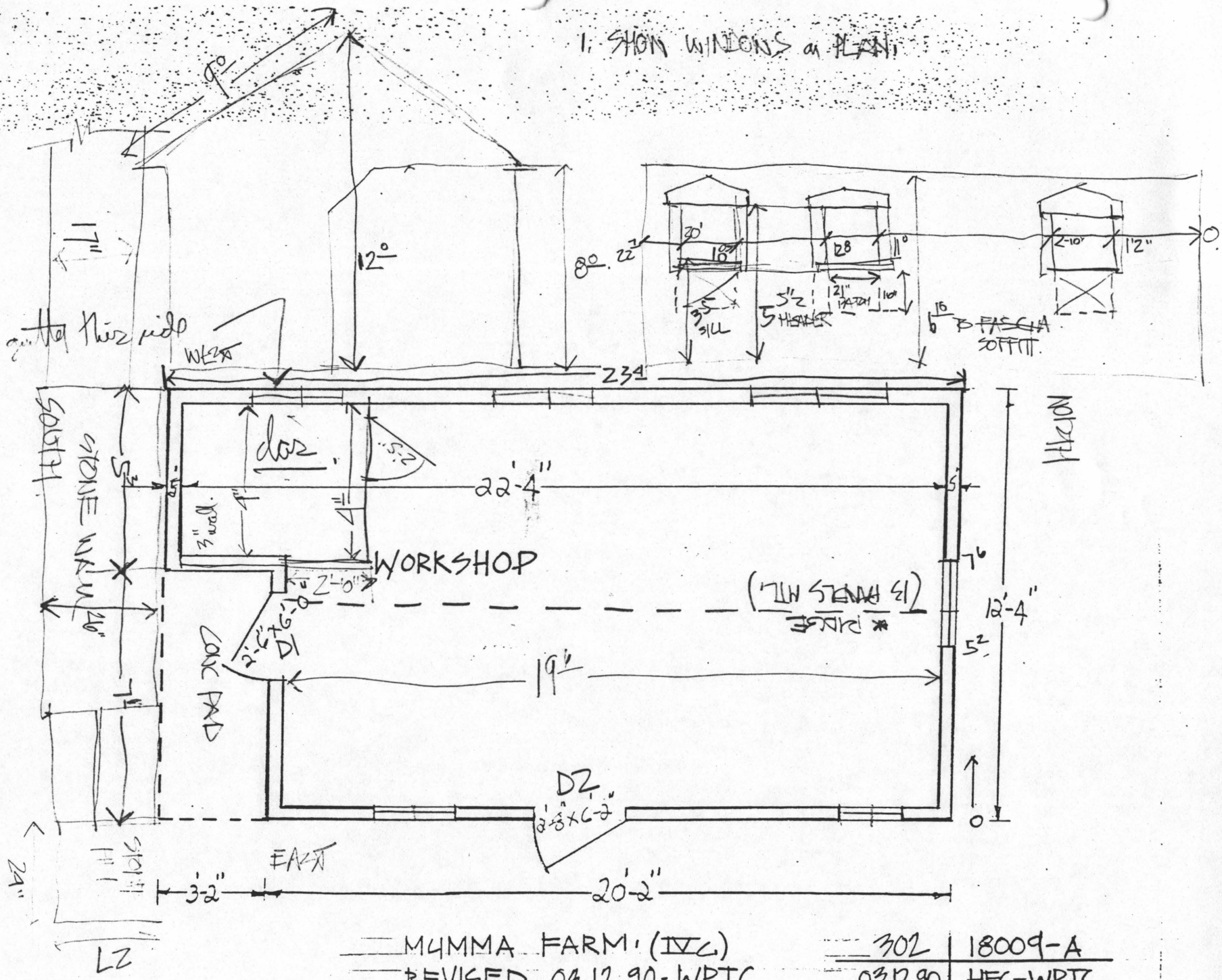
Inspection and Condition Assessment, 1990

Project Historical Architect
Thomas A. Vitanza, AIA



Mumma Farm WORKSHOP

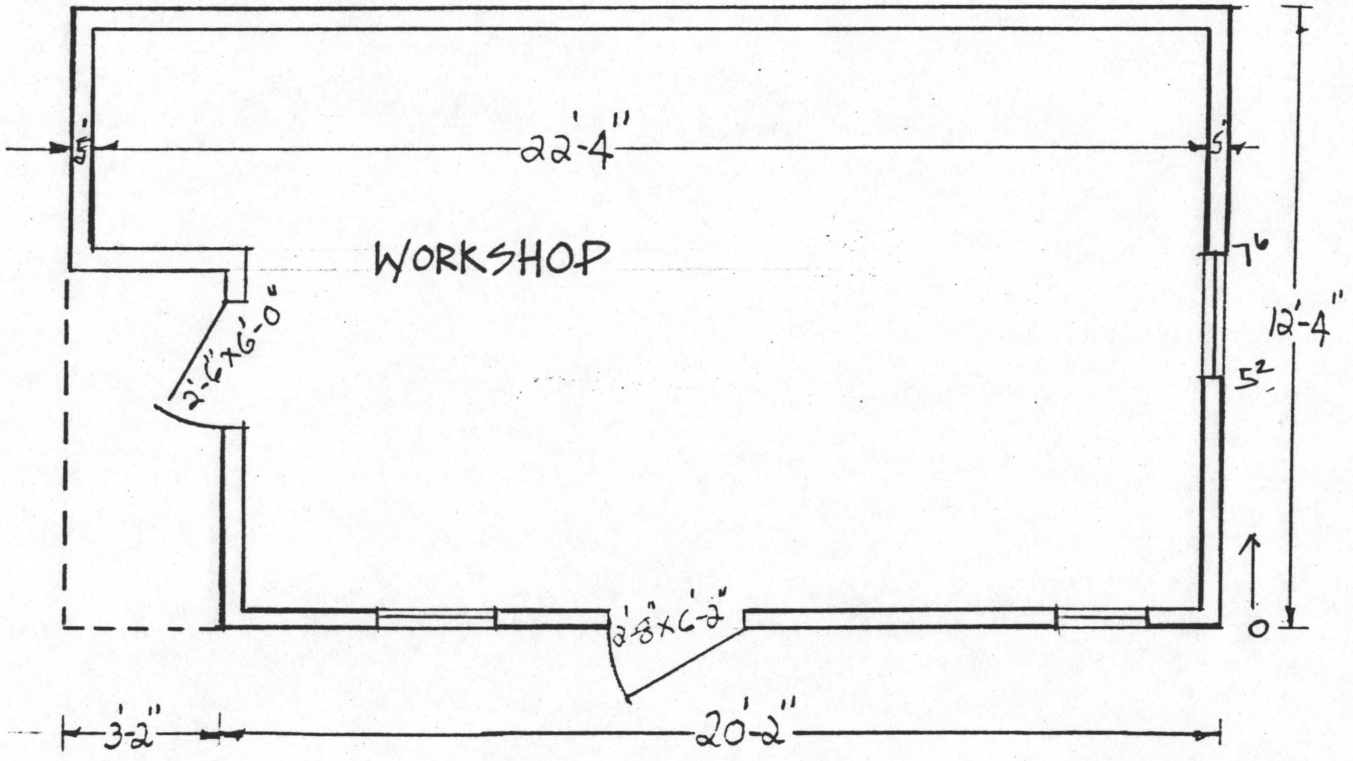




MUMMA FARM (IV-C) | 302 | 18009-A

REVISED 03.12.90 - WPTC | 03.12.90 | HFC-WPTC

SCALE 1/4" = 1'-0" +/-



MUMMA FARM (IV C.)
REVISED 03.12.90 - WPTC
SCALE 1/4" = 1'-0" +/-

302	18009-A
03.12.90	HFC-WPTC

--EXECUTIVE SUMMARY

SIGNIFICANCE: Post 1863 Non-Historic (Modern) Structure.
Utilitarian agricultural outbuilding, secondary structure.

ARCHITECTURAL SIGNIFICANCE: Vernacular frame structure with recessed entry area and overhanging entry area roof creating a small porch, horiz. white german siding, black corr. mtl rf., small 4 lite windows w/ extr pedimented trim, two T&G doors, boxed eaves.

--IDENTIFICATION/MANAGEMENT INFORMATION

OTHER NAMES: Antietam NB Maintenance Paint Shop

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0044
- MANAGEMENT UNIT: ANTI/0044
- BUILDING CONDITION: Fair
- MAINTENANCE PRIORITY: 3 - Low
- MANAGEMENT CATEGORY: N/A
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4735280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 210
- SF 1166 NUMBER: 4000
- SF 1166 DESIGNATION: STORAGE
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IVC
- LCS ID NUMBER: N/A
- HOUSING NUMBER: STRUC#0044
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST: $ 16510
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC class "C" estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1920-1940

SIZE INFORMATION
- TOTAL FLOOR AREA: 255 SF
- FIRST FLOOR AREA: 255 SF
- ADDITIONAL FLOOR AREA: 0 SF
- TOTAL BASEMENT AREA: 0 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 405 SF
- PERIMETER LENGTH: 72 LF
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 2
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--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:

See 08045A for applicable codes.

OPERATIONS INFORMATION

Not open to the public

SEASON:

HOURS:

OCCUPANCY CLASSIFICATION: Painting shop

OCCUPANCY LOAD: 0

HAZARD OF CONTENTS: High

SEISMIC ZONE: 1

CONSTRUCTION TYPE: 5(000)

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

DSC PARKCODE:

DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Mumma Farm (IVc) Workshop Plan Vu	18009A	03-12-90	WPTC-HFC, DSC PARKCODE 302; HSAR report, park file

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
None found.			

****

--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: 1920-1940 CONSTRUCTION: Built TEXT: Date of original construction not verified.
COST: $ 0 DESIGNER: Vernacular 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

Building was evaluated using the abbreviated ICAP format, Level I for a non-historic structure.

INSPECTION TEAM

DATE OF INSPECTION: 05/30/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: WPTC - IVc
TIMES:
INSPECTION: 1.5 HRS.
REPORT PREPARATION: 1 HRS.

Christian Bookter
Exhibits Specialist
NPS, WPTC - HFC
205 W Potomac St
Williamsport, MD 21795
(301) 223-7872
AREAS: WPTC - IVc
TIMES:
INSPECTION: 1.5 HRS.
REPORT PREPARATION: 1 HRS.

DATA ENTRY

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MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4110	WALLS:EXTERIOR WALL	Horiz german wd siding w/corner bds-5"	652	SF	TOTAL
	MM UNIT: ANTI/004C	exp.; 5" rake bds; inner porch facia bd	587	SF	GOOD
		3" beaded	0	SF	FAIR
			65	SF	POOR
4120	CEILINGS:EXT CEILING	5 1/4" tounge & groove	25	SF	TOTAL
	MM UNIT: ANTI/004C		25	SF	GOOD
			0	SF	FAIR
			0	SF	POOR
4130	FLOORS:EXTERIOR FLOOR	3' x 8' concrete porch floor	24	SF	TOTAL
	MM UNIT: ANTI/004C		24	SF	GOOD
			0	SF	FAIR
			0	SF	POOR
4140	WINDOWS:EXTERIOR WINDOW	E facade-2ea 4 light wd sash; N facade-	6	EA	TOTAL
	MM UNIT: ANTI/004C	1ea single pane wd sash; W facade-3ea	0	EA	GOOD
		4 light wd sash	4	EA	FAIR
			2	EA	POOR
	NOTES: appx size 1'x8"x2' ea vertically oriented				
4150	DOORS:EXTERIOR DOOR	T&G w/2 int bat, constructed of dbl	2	EA	TOTAL
	MM UNIT: ANTI/004C	beaded wd siding, hdwr is intact	1	EA	GOOD
			1	EA	FAIR
			0	EA	POOR
	NOTES: D1- 2'x6'; D2- 2'8" x 6'2"				
4160	FINISHES:EXTERIOR FINISH	white paint over wood substrate	652	SF	TOTAL
	MM UNIT: ANTI/004C		0	SF	GOOD
			0	SF	FAIR
			652	SF	POOR
4170	STAIRS/RAMPS:EXT STAIR/RAMP	CIP conc stairs, 2 tread, 3'8"x13"-15"	1	EA	TOTAL
	MM UNIT: ANTI/004C	tread	1	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
INTERIOR ENVELOPE					
4210	FLOORS:INTERIOR FLOOR	CIP conc 4 to 5" thick	286	SF	TOTAL
	MM UNIT: ANTI/004C		0	SF	GOOD
			286	SF	FAIR
			0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4220	WALLS:INTERIOR WALL	no int walls-structure & ext siding	708	SF	TOTAL
	MM UNIT: ANTI/004C	exposed on inside- not visible	708	SF	GOOD
			0	SF	FAIR
			0	SF	POOR
	NOTES: current use of structure as paint shop. Park has added 1/2" rigid foam insul @ all 4 walls, see 4260				
4230	CEILINGS:INT CEILING	finish ceiling 5" T&G bds, probably in	286	SF	TOTAL
	MM UNIT: ANTI/004C	good cond	286	SF	GOOD
			0	SF	FAIR
			0	SF	POOR
	NOTES: not visible- obscured by int mtd 1/2" rigid foam insl				
4250	DOORS:INTERIOR DOOR	2'5"x5'8" t&g dbl beaded dr w/top & bot-	1	EA	TOTAL
	MM UNIT: ANTI/004C	tom batts on closet side	1	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
	NOTES: hdwr- hinges & latch intact. Dr & trim unpainted in very good condition				
4260	FINISHES:INTERIOR FINISH	obscured by insul on walls & clgs- orig	708	SF	TOTAL
	MM UNIT: ANTI/004C	struct & inside face of ext siding vis.	708	SF	GOOD
		@ closet- unptd/unfnshd on int-some	0	SF	FAIR
			0	SF	POOR
	NOTES: staining. Foil faced insul w/ taped joints in good shape.				
ROOF					
4310	SYSTEM:ROOF AREA	8'9" corr mtl panels overlapped @ side,	4	SQ	TOTAL
	MM UNIT: ANTI/004C	W elev overlapped @ ridge & bent 6" over	0	SQ	GOOD
		hang on 4 sides w/boxed soffit on eves &	3	SQ	FAIR
			1	SQ	POOR
	NOTES: exposed sheathing on gable ends				
4340	FLASHING:ROOF FLASHING	none see 4310			
	MM UNIT: ANTI/004C				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4350	DRAINAGE:ROOF DRAINAGE	half rnd mtl gutter & rnd mtl dwnspt on	1	EA	TOTAL
	MM UNIT: ANTI/004C	W elev	0	EA	GOOD
			0	EA	FAIR
			1	EA	POOR
	NOTES: 24 lf gutter, 8 lf conductor				
4360	FINISHES:ROOF FINISH	black matte paint over galv mtl roofing	396	SF	TOTAL
	MM UNIT: ANTI/004C		0	SF	GOOD
			396	SF	FAIR
			0	SF	POOR
FOUNDATION					
4410	WALLS:FDN WALL	CIP conc slab & stem wall. Slab exposed	70	LF	TOTAL
	MM UNIT: ANTI/004C	@ edges & @ porch area	60	LF	GOOD
			10	LF	FAIR
			0	LF	POOR
	NOTES: may be CIP over orig stone construction- not visible				
UTILITY SYSTEMS					
4630	ELECTRICAL:ELECTRICAL SYS	4 brkrs 3 @ 20A, 2 @ 15A w/int receptcls	1	EA	TOTAL
	MM UNIT: ANTI/004C	& clg mtd flourescent 1x4' fxtrs (2ea)	0	EA	GOOD
		1 int swtch- some new int service	0	EA	FAIR
			1	EA	POOR
	NOTES: no ext disconnect-wires pulled fm pole near house DOES NOT MEET NEC- still operable				
FIRE/LIFE/HEALTH SAFETY					
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
GENERAL BUILDING/SITE					
4910	SITE FEATURES:SITE	bldg located on grassy slope E of main			
	MM UNIT: ANTI/004C	hse. conc walkwy ldng fm main hse (see			
		site plan) adjcnt stone retainig wall			
	NOTES: (S elev) in gd cond. 50% negative site drainage				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4990	BUILDING:BLDG OTHER MM UNIT: ANTI/004C	post 1863 non-historic (modern) bldg currently used as park maint. paint shop			

NOTES: final treatment to be determined in on-going HSR

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4110	WALLS	lower 2 courses & some bottom		65	SF	$ 0
	EXTERIOR WALL	portions of corner bds show				0
	PRIORITY: MINOR	deterioration & mtl patches				0
	CONDITION: POOR	over rodent holes				=======
	SOURCE:					$ 0
4140	WINDOWS	paint sys failure, one cracked		4	EA	$ 0
	EXTERIOR WINDOW	wdw pane, cracked & dried				0
	PRIORITY: MINOR	glazing putty				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4140	WINDOWS	same as fair deficiency but w/		2	EA	$ 0
	EXTERIOR WINDOW	deteriorated wdw sill (N elev)				0
	PRIORITY: SERIOUS	& deteriorated rail (W elev)				0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4150	DOORS	rodent holes in lower 12"		1	EA	$ 0
	EXTERIOR DOOR					0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4160	FINISHES	adhesion failure, cracking,		652	SF	$ 0
	EXTERIOR FINISH	peeling				0
	PRIORITY: SERIOUS					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
INTERIOR ENVELOPE						
4210	FLOORS	1 continous longitudinal		286	SF	$ 0
	INTERIOR FLOOR	crack slightly uneven surface				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4310	SYSTEM	panels loosening, nails begin-		5	SQ	$ 0
	ROOF AREA	ing to back out due to spankin				0
	PRIORITY: MINOR	large dents in W elev				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4310	SYSTEM	facia bd @ S elev det. @ con-		1	SQ	$ 0
	ROOF AREA	ductor head. @ E elev det. @ N				0
	PRIORITY: MINOR	end soffit bd. E elev w/ large				0
	CONDITION: POOR	animal hole				=======
	SOURCE:					$ 0
4350	DRAINAGE	gutter rusted thru/ dwnspt		1	EA	$ 0
	ROOF DRAINAGE	discharges into base of bldg				0
	PRIORITY: CRITICAL					0
	CONDITION: POOR					=======
	SOURCE:					$ 0
4360	FINISHES	paint shows signs of early		396	SF	$ 0
	ROOF FINISH	det, chipping				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
FOUNDATION						
4410	WALLS	structural cracking in some		10	LF	$ 0
	FDN WALL	areas				0
	PRIORITY: MINOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
UTILITY SYSTEMS						
4630	ELECTRICAL	det. insulation, svc to bldg-		1	EA	$ 0
	ELECTRICAL SYS	cracked insul on cable, no ext				0
	PRIORITY: CRITICAL	disconnect				0
	CONDITION: POOR					=======
	SOURCE:					$ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
CRITICAL						
4350	ROOF DRAINAGE ROOF DRAINAGE CONDITION: POOR SOURCE:	gutter rusted thru/ dwnspt discharges into base of bldg		1	EA	$ 0 0 0 ======= $ 0
4630	UTILITY SYSTEMS ELECTRICAL ELECTRICAL SYS CONDITION: POOR SOURCE:	det. insulation, svc to bldg- cracked insul on cable, no ext disconnect		1	EA	$ 0 0 0 ======= $ 0
SERIOUS						
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: POOR SOURCE:	same as fair deficiency but w/ deteriorated wdw sill (N elev) & deteriorated rail (W elev)		2	EA	$ 0 0 0 ======= $ 0
4160	EXTERIOR ENVELOPE FINISHES EXTERIOR FINISH CONDITION: POOR SOURCE:	adhesion failure, cracking, peeling		652	SF	$ 0 0 0 ======= $ 0
MINOR						
4110	EXTERIOR ENVELOPE WALLS EXTERIOR WALL CONDITION: POOR SOURCE:	lower 2 courses & some bottom portions of corner bds show deterioration & mtl patches over rodent holes		65	SF	$ 0 0 0 ======= $ 0
4140	EXTERIOR ENVELOPE WINDOWS EXTERIOR WINDOW CONDITION: FAIR SOURCE:	paint sys failure, one cracked wdw pane, cracked & dried glazing putty		4	EA	$ 0 0 0 ======= $ 0

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
	MINOR					
4150	EXTERIOR ENVELOPE	rodent holes in lower 12"		1	EA	$ 0
	DOORS					0
	EXTERIOR DOOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4210	INTERIOR ENVELOPE	1 continous longitudinal		286	SF	$ 0
	FLOORS	crack slightly uneven surface				0
	INTERIOR FLOOR					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4310	ROOF	panels loosening, nails begin-		5	SQ	$ 0
	SYSTEM	ing to back out due to spankin				0
	ROOF AREA	large dents in W elev				0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4310	ROOF	facia bd @ S elev det. @ con-		1	SQ	$ 0
	SYSTEM	ductor head. @ E elev det. @ N				0
	ROOF AREA	end soffit bd. E elev w/ large				0
	CONDITION: POOR	animal hole				=======
	SOURCE:					$ 0
4360	ROOF	paint shows signs of early		396	SF	$ 0
	FINISHES	det, chipping				0
	ROOF FINISH					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0
4410	FOUNDATION	structural cracking in some		10	LF	$ 0
	WALLS	areas				0
	FDN WALL					0
	CONDITION: FAIR					=======
	SOURCE:					$ 0