

HISTORIC STRUCTURE ASSESSMENT REPORT



HISTORIC STRUCTURE ASSESSMENT REPORT

**FORT HANCOCK-BUILDING 52
NCO QUARTERS, DUPLEX
Gateway National Recreation Area
Sandy Hook Unit**

**Dates of Inspection and
Condition Assessment Report: 1989-1990**

Inspected by:
Architectural Conservation Center
Douglasville, Georgia 30135

Prepared for:
Park Historic Architecture Division
National Park Service
Washington, D.C. 20013-7127

and

**North Atlantic Regional Office
National Park Service
Boston, Massachusetts 02109-3572**

Compiled by:
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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 Data** - 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 building'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



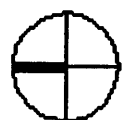
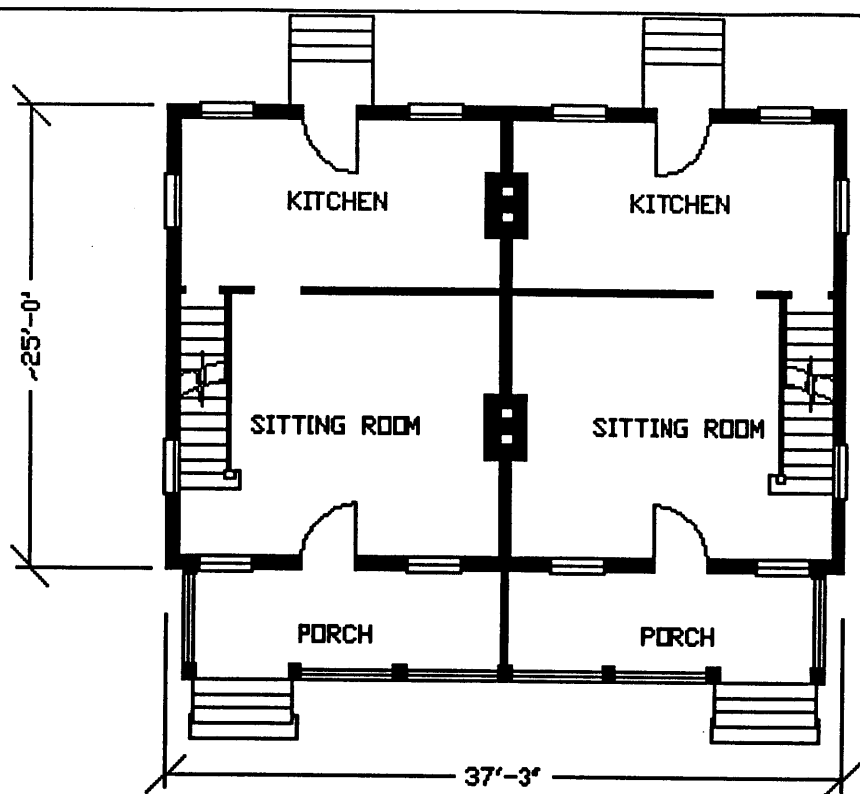
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



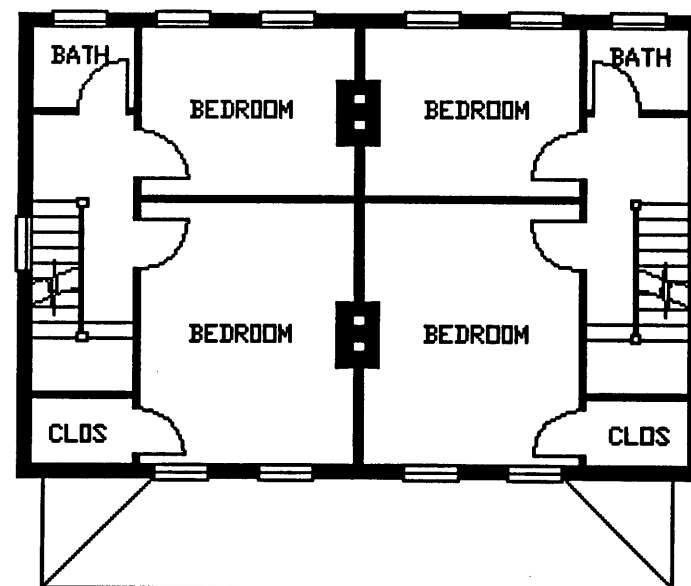
FIRST FLOOR PLAN

NO SCALE

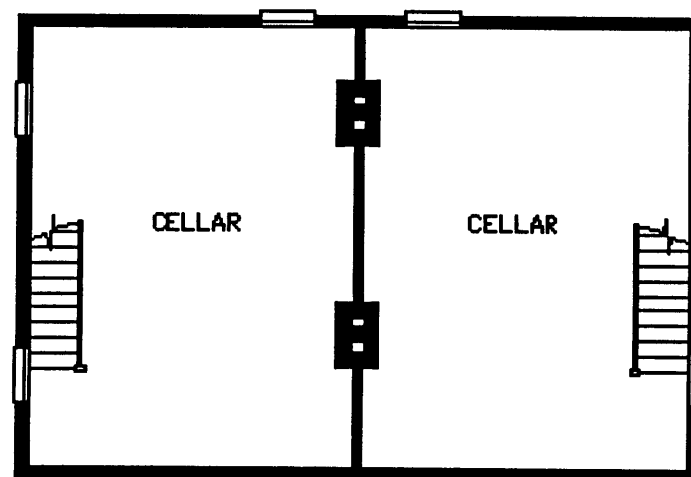
ⓑ BEARING WALL

Ⓟ PRIMARY SPACE

Ⓢ SECONDARY SPACE



SECOND FLOOR PLAN



BASEMENT PLAN



--EXECUTIVE SUMMARY-----

SIGNIFICANCE: Building #52 is the 3rd identical duplex NCO Quarters to be built at Ft. Hancock. Construction was completed in 1905 and in the summer of that year all NCO Quarters were provided w/screens due to the "savage New Jersey mosquitos."

ARCHITECTURAL DESCRIPTION: This building is a rectangular, gable-roofed structure w/buff-colored brick walls and grey slate roofing. There is a wd porch across front & rear.

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

OTHER NAMES:

BUILDING ADDRESS

PARK ORGCODE: 1770
Sandy Hook Unit
DISTRICT ORGCODE: 1775
Kearney Rd.
Highlands, NJ 07732
LOCATION: N of Lawson Ln. along E side of Kearney Rd.
COUNTY: Monmouth

BUILDING INFORMATION

BUILDING ORGCODE: 775
MANAGEMENT UNIT: GATE/1775
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 2 - Medium
MANAGEMENT CATEGORY: B DATE: 06/15/89
ELEVATION: 9 FT
UTM COORDINATES: 18/584515/4479160

REAL PROPERTY INFORMATION

ACQUISITION DOCUMENT: - - -
ACQUISITION COST: \$ 0
ACQUISITION DATE:
GENERAL LEDGER ACCT NO:
SF 1166 NUMBER: 3030
SF 1166 DESIGNATION: RESIDENCE (DUPLEX UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

OTHER PROPERTY INFORMATION

NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: OTHER

NUMBERING INFORMATION

NUMBER ON BUILDING: 52
LCS ID NUMBER: 08473
HOUSING NUMBER:
ENERGY NUMBER:
CONCESSIONER NUMBER:

APPRAISAL INFORMATION

REPLACEMENT COST:
APPRAISAL YEAR:
APPRAISAL SOURCE:
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1906

SIZE INFORMATION

TOTAL FLOOR AREA: 2048 SF
FIRST FLOOR AREA: 1024 SF
ADDITIONAL FLOOR AREA: 1024 SF
TOTAL BASEMENT AREA: 1042 SF
FINISHED BASEMENT AREA: 1042 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 1360 SF
PERIMETER LENGTH: 130 LF
NUMBER OF STORIES: 2
NUMBER OF ROOMS: 4
NUMBER OF BATHROOMS: 1

SUMMARY COST INFORMATION

TOTAL: \$ 80274
CRITICAL: \$ 5208
SERIOUS: \$ 50311
MINOR: \$ 24755

08/01/90

GATE-1775-SH-052

GENERAL INFORMATION

NCO QUARTERS, DUPLEX

--IDENTIFICATION / MANAGEMENT INFORMATION (cont)-----

BUILDING CODE INFORMATION

APPLICABLE CODES:

OCCUPANCY CLASSIFICATION:

OCCUPANCY LOAD:

HAZARD OF CONTENTS:

SEISMIC ZONE:

CONSTRUCTION TYPE:

OPERATIONS INFORMATION

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: 09/25/88

DOCUMENT: E - HSR

TREATMENT TYPE: REHABILITATION

--SIGNIFICANCE-----

SIGNIFICANCE: National

NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 04/24/80

NHL STATUS: Yes DATE: 12/17/82

--HISTORICAL INFORMATION-----

PERIOD OF CONSTRUCTION: Historic

HISTORIC FUNCTION:

INSTITUTIONAL HOUSING(MILIT'Y)

CURRENT FUNCTION:

INSTITUTIONAL HOUSING(MILIT'Y)

--DOCUMENTATION-----

DSC PARKCODE: 646

DRAWINGS:

TITLE

DOC ID # DATE

LOCATION

REPORTS:

TITLE

DOC ID # DATE

LOCATION

GENERAL INFORMATION

NCO QUARTERS, DUPLEX

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--HISTORICAL DOCUMENTATION-----

HABS NUMBER:

HAER NUMBER:

NATIONAL REGISTER NUMBER: 80002505

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Walters, Douglas; Sulam, Barry; Simpson, Susan

DATE: 02/1979

CRBIB NUMBER: 120114

TITLE: Historic Structures Report, vol. 2

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GENERAL INFORMATION

NCO QUARTERS, DUPLEX

--MAJOR IMPROVEMENTS / MODIFICATIONS-----

CONSTRUCTION DATE: 1906 CONSTRUCTION: Built
COST: \$ 0 DESIGNER: John Milnes

TEXT: Date of original construction
DESIGNER'S OCCUPATION: Contractor

CONSTRUCTION DATE: 1938 CONSTRUCTION: Altered
COST: \$ 0 DESIGNER: unknown

TEXT: Plumbing update in both units
DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

08/01/90

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GENERAL INFORMATION

NCO QUARTERS, DUPLEX

--INSPECTION TEAM INFORMATION-----

EVALUATION PROCEDURE

Building #52 was evaluated based on its use as a residence. The interior inspection does not include the unit to the north which had burned. All exterior work recommendations are intended to restore the integrity of all materials and features. Interior work recommendations are intended to stabilize the features of unoccupied buildings and rehabilitate occupied buildings. Rehabilitation of mechanical systems is included as required for planning reference. Scheduling of mechanical work will depend on park needs.

INSPECTION TEAM

DATE OF INSPECTION: 10/24/89

INSPECTION TEAM PERSONNEL:

Don Horn

Architect

ACC

5051 Greystone Place

Douglasville, GA 30135

(404) 949-1337

AREAS: SI/EE/IE/F/L/HS

TIMES:

INSPECTION: HRS.

REPORT PREPARATION: HRS.

Jesse Osborne

Engineer

ACC

5051 Greystone Place

Douglasville, GA 30135

(404) 949-1337

AREAS: EL/PL/ME

TIMES:

INSPECTION: HRS.

REPORT PREPARATION: HRS.

DATA ENTRY

DATE OF DATA ENTRY: 03/30/90

NAME: Judy Myers

ADDRESS: 5051 Greystone Place

Douglasville, GA 30135

(404) 949-1337

08/01/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Buff colored brick - running bond/ thin	1920	SF	TOTAL
	MM UNIT: GATE/1775	butter joints 1/8" thick or less	0	SF	GOOD
	HISTORIC RATING: 2		768	SF	FAIR
	REVISION DATE: 04/23/90		1152	SF	POOR
4112	WALLS:WALL STRUCTURE	Load bearing - inner withes red brick	1920	SF	TOTAL
	MM UNIT: GATE/1775		1920	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4113	WALLS:WALL INSULATION	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 04/23/90				
4117	WALLS:WALL ORNAMENT	Front porch columns (7 ea) and pilasters	10	EA	TOTAL
	MM UNIT: GATE/1775	(3 ea): square columns with camfered	10	EA	GOOD
	HISTORIC RATING: 2	edges	0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4121	CEILINGS:CLG SURFACE	Beaded tongue and groove boards	180	SF	TOTAL
	MM UNIT: GATE/1775		180	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4122	CEILINGS:CLG STRUCTURE	Wood joists	200	SF	TOTAL
	MM UNIT: GATE/1775		200	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4131	FLOORS:FLOOR SURFACE	Wood tongue and groove flooring - paint-	200	SF	TOTAL
	MM UNIT: GATE/1775	ed	200	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4133	FLOORS:FLOOR STRUCTURE	Wood joists	200	SF	TOTAL
	MM UNIT: GATE/1775		200	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4134	FLOORS:RAILING	Plain wood railing at front porch/ wood	36	LF	TOTAL
	MM UNIT: GATE/1775	lattice below porch	36	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 04/23/90		0	LF	POOR

08/01/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

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I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4141	WINDOWS:WDO FRAME	Simple wood frame set in masonry opening - no trim/ arched top below lintel	31	EA	TOTAL
	MM UNIT: GATE/1775	(24 ea)	31	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
NOTES: See #4142 for deficiency					
4142	WINDOWS:WDO SASH	Wood double hung - 6 over 6, 3 over 3/ half round windows to attic/ 3 light	31	EA	TOTAL
	MM UNIT: GATE/1775	awning sash in basement (5 ea)	15	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		16	EA	POOR
4144	WINDOWS:WDO GLAZING	Clear glass single thickness/ foundation and attic windows are boarded up - see #4142 for deficiency	31	EA	TOTAL
	MM UNIT: GATE/1775		31	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4146	WINDOWS:WDO LINTEL	Brick segmental arched lintel (24 ea)/ limestone watertable serves as lintel	32	EA	TOTAL
	MM UNIT: GATE/1775	for basement windows (6 ea)	32	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
NOTES: Roman arch with projecting brick keystone at attic (2 ea)/ see #4111 for deficiency					
4147	WINDOWS:WDO SILL	Smooth faced limestone	30	EA	TOTAL
	MM UNIT: GATE/1775		29	EA	GOOD
	HISTORIC RATING: 2		1	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4148	WINDOWS:WDO STORM/SCRN	Aluminum storm and screen combinations on S unit	28	EA	TOTAL
	MM UNIT: GATE/1775		0	EA	GOOD
	HISTORIC RATING: 5		28	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4151	DOORS:DOOR FRAME	Simple wood frame set within masonry opening	5	EA	TOTAL
	MM UNIT: GATE/1775		5	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4152	DOORS:DOOR	Front: 4 lights over 3 panels - rated 2/ rear: replacement doors - wood panels and glass - rated 4	5	EA	TOTAL
	MM UNIT: GATE/1775		2	EA	GOOD
	HISTORIC RATING: 2/4		3	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4155	DOORS:DOOR HARDWARE	Original at S front door - rated 2/	4	EA	TOTAL
	MM UNIT: GATE/1775	others have contemporary hardware -	1	EA	GOOD
	HISTORIC RATING: 2/4	rated 4	0	EA	FAIR
	REVISION DATE: 04/23/90		3	EA	POOR
4156	DOORS:DOOR LINTEL	Brick segmental arched lintel	4	EA	TOTAL
	MM UNIT: GATE/1775		4	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4157	DOORS:DOOR SILL	Granite	4	EA	TOTAL
	MM UNIT: GATE/1775		4	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	Aluminum storm and screen combinations	4	EA	TOTAL
	MM UNIT: GATE/1775		0	EA	GOOD
	HISTORIC RATING: 6		4	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4161	FINISHES:COATINGS	All wood features painted: windows,	1230	SF	TOTAL
	MM UNIT: GATE/1775	doors, porch floors and ceilings, trim	0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		1230	SF	POOR
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	Front: wood treads, bottom step is gran-	70	SF	TOTAL
	MM UNIT: GATE/1775	its/ rear: precast concrete treads -	70	SF	GOOD
	HISTORIC RATING: 3/4	rated 4	0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Front: wood stringers/ rear: concrete	70	SF	TOTAL
	MM UNIT: GATE/1775	block piers	70	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4190	EXTERIOR:EXTERIOR OTHER	Enclosed rear porches: asbestos cement	3	EA	TOTAL
	MM UNIT: GATE/1775	shingle siding (226 SF), wood windows	0	EA	GOOD
	HISTORIC RATING: 4	(4 ea)	0	EA	FAIR
	REVISION DATE: 04/23/90		3	EA	POOR

NOTES: Exterior doors with aluminum screen doors (2 ea), asphalt rolled roofing (200 SF)/ enclosed front porch: aluminum panels and screening (330 SF)

08/01/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	Vinyl tile in most rooms (732 SF)/ hard-	1211	SF	TOTAL
	MM UNIT: GATE/1775	wood (27 SF)/ carpet in bath (42 SF)/	666	SF	GOOD
	HISTORIC RATING: 4	concrete in basement (410 SF)	545	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4212	FLOORS:FLOOR DECKING	Diagonal tongue and groove	865	SF	TOTAL
	MM UNIT: GATE/1775		865	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	Wood joists (865 SF) - rated 2/ concrete	1275	SF	TOTAL
	MM UNIT: GATE/1775	slab in basement (410 SF) - rated 3	1275	SF	GOOD
	HISTORIC RATING: 2/3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4214	FLOORS:FLOOR INSULATION	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 04/23/90				
4221	WALLS:WALL SURFACE	Plaster in closets (71 SF) - rated 2/	2766	SF	TOTAL
	MM UNIT: GATE/1775	gyp bd in most rooms (2012 SF) - rated	2766	SF	GOOD
	HISTORIC RATING: 2/4	4/ ceramic tile in bath (75 SF)	0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
NOTES: Beaded tongue and groove at stairs to basement and attic (50 SF)/ exposed stone in basement (558 SF)					
4222	WALLS:WALL STRUCTURE	Brick structural wall through center of	991	SF	TOTAL
	MM UNIT: GATE/1775	building (482 SF)/ other walls wood	991	SF	GOOD
	HISTORIC RATING: 3	frame (509 SF)	0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4223	WALLS:WALL TRIM	Simple wood base (225 LF)	225	LF	TOTAL
	MM UNIT: GATE/1775		225	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 04/23/90		0	LF	POOR
4231	CEILINGS:CLG SURFACE	Plaster in closet (23 SF)/ gypsum bd in	1227	SF	TOTAL
	MM UNIT: GATE/1775	most rooms (923 SF) - rated 3; pressed	937	SF	GOOD
	HISTORIC RATING: 1/3	metal-living rm & halls (281SF)-rated 1	290	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
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INTERIOR ENVELOPE					
4232	CEILINGS:CLG STRUCTURE	Wood joists	1227	SF	TOTAL
	MM UNIT: GATE/1775		1227	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4243	WINDOWS:WINDOW TRIM	Simple wood trim	193	LF	TOTAL
	MM UNIT: GATE/1775		193	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 04/23/90		0	LF	POOR
4245	WINDOWS:WINDOW HARDWARE	Simple catches and lifts	12	EA	TOTAL
	MM UNIT: GATE/1775		12	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4251	DOORS:DOOR FRAME	Simple wood frames	9	EA	TOTAL
	MM UNIT: GATE/1775		9	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4252	DOORS:DOOR	Original 5 panel doors (3 ea) - rated 2/ hollow core doors (2 ea) - rated 4/ board door to N basement	6 6 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4253	DOORS:DOOR TRIM	Simple wood trim with molded outer and inner edges	255 255 0 0	LF LF LF LF	TOTAL GOOD FAIR POOR
4255	DOORS:DOOR HARDWARE	Standard knobs and hinges - some original	6 6 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4261	FINISHES:COATINGS	Paint: all plaster, gyp bd, wood, metal; walls, ceilings, doors, windows, trim	3738 0 3738 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4270	STAIRS/RAMPS:INT STAIR/RAMP	Stair from 1st to 2nd floor and 1st floor to basement/ located on outside walls	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
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INTERIOR ENVELOPE					
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	Stairs are painted wood	50	SF	TOTAL
	MM UNIT: GATE/1775		50	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Wood	50	SF	TOTAL
	MM UNIT: GATE/1775		50	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	Heavy square newel at base/ molded	42	SF	TOTAL
	MM UNIT: GATE/1775	handrail/ square pickets	28	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/23/90		14	SF	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	Slate shingles on main house - rated 1/	16	SQ	TOTAL
	MM UNIT: GATE/1775	front porch: metal roof - rated 2	16	SQ	GOOD
	HISTORIC RATING: 1/2		0	SQ	FAIR
	REVISION DATE: 04/23/90		0	SQ	POOR
4312	SYSTEM:ROOF SHEATHING	Tongue and groove boards on S/ plywood	1820	SF	TOTAL
	MM UNIT: GATE/1775	on N	1820	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	Wood rafters/ N side has been replaced	1820	SF	TOTAL
	MM UNIT: GATE/1775		1820	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4314	SYSTEM:ROOF INSULATION	6" foil back fiberglass insulation in	1300	SF	TOTAL
	MM UNIT: GATE/1775	rafters - R-19	1300	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4316	SYSTEM:ROOF EAVES	Decorative wood fascia and trim, flat	210	LF	TOTAL
	MM UNIT: GATE/1775	wood soffit with decorative cornice	160	LF	GOOD
	HISTORIC RATING: 2	next to brick	0	LF	FAIR
	REVISION DATE: 04/23/90		50	LF	POOR

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
ROOF					
4322	OPENINGS:ROOF VENTILATION	Attic windows/ see #4142 for deficiency	2	EA	TOTAL
	MM UNIT: GATE/1775		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4324	OPENINGS:ROOF PLMB STACK	Located on E roof	2	EA	TOTAL
	MM UNIT: GATE/1775		2	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4340	FLASHING:ROOF FLASHING	Copper flashing around chimneys, along	90	LF	TOTAL
	MM UNIT: GATE/1775	roof ridges and along porch roof	52	LF	GOOD
	HISTORIC RATING: 3		38	LF	FAIR
	REVISION DATE: 04/23/90		0	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	Wooden gutter on 2nd floor and front	214	LF	TOTAL
	MM UNIT: GATE/1775/1775	porch (125 LF)/ downspouts at corners -	104	LF	GOOD
	HISTORIC RATING: 3	84 LF	0	LF	FAIR
	REVISION DATE: 04/23/90		110	LF	POOR
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	Exposed granite walls/ top stone forms	356	SF	TOTAL
	MM UNIT: GATE/1775	watertable	320	SF	GOOD
	HISTORIC RATING: 2		36	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4412	WALLS:FDN WALL STRUCTURE	Rock-faced granite ashlar - random	1000	SF	TOTAL
	MM UNIT: GATE/1775	range/ 18" thick	1000	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/10/90		0	SF	POOR
4413	WALLS:FDN VENTILATION	Basement windows	5	EA	TOTAL
	MM UNIT: GATE/1775		5	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4416	WALLS:FDN INSULATION	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 04/23/90				

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
FOUNDATION					
4421	PIERS:PIER/PILE SURFACE	Front porch: buff colored brick with	13	EA	TOTAL
	MM UNIT: GATE/1775	limestone cap (7 ea)/ interior: free	13	EA	GOOD
	HISTORIC RATING: 2	standing red brick w/limestone cap (2ea)	0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
	NOTES: Rear porch: concrete block (4 ea)				
4422	PIERS:PIER/PILE STRUCTURE	Front porch: buff colored brick w/par-	13	EA	TOTAL
	MM UNIT: GATE/1775	ging and common brick below grade/inter-	13	EA	GOOD
	HISTORIC RATING: 2	ior: red common brick	0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4430	CHIMNEYS:CHIMNEY	Located in center of each roof - E & W	2	EA	TOTAL
	MM UNIT: GATE/1775		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4431	CHIMNEYS:CHIMNEY SURFACE	Buff colored brick	100	SF	TOTAL
	MM UNIT: GATE/1775		50	SF	GOOD
	HISTORIC RATING: 2		50	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
4490	FOUNDATION:FDN OTHER	Exterior basement entrance added on E	1	EA	TOTAL
	MM UNIT: GATE/1775	side/ concrete steps with metal hatch	1	EA	GOOD
	HISTORIC RATING: 6	cover	0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
FURNISHINGS					
4514	APPLIANCE:RANGE	In kitchen	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4515	APPLIANCE:REFRIGERATOR	In kitchen	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4520	FURNISHINGS:BUILT-IN FURN	Miscellaneous metal kitchen cabinetry	1	EA	TOTAL
	MM UNIT: GATE/1775		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		1	EA	POOR

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

NCO QUARTERS, DUPLEX

GATE-1775-SH-052

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET MM UNIT: GATE/1775 HISTORIC RATING: 6	Copper - 3/4", 1/2" & 3/8"; see feature #4613			
4612	PLUMBING:WASTE PIPE NET MM UNIT: GATE/1775 HISTORIC RATING: 6	Cast iron and copper: 4", 2", & 1-1/2"; see feature #4613			
4613	PLUMBING:PLMB FIXTURES MM UNIT: GATE/1775 HISTORIC RATING: 6	1 water closet, 1 lavatory, 1 tub , 1 kitchen sink, and 1 utility sink	5 0 0 5	EA EA EA EA	TOTAL GOOD FAIR POOR
4614	PLUMBING:PLMB EQUIPMENT MM UNIT: GATE/1775 HISTORIC RATING: 6	Electric water heater/ 240 volts/ 40 gallon capacity	2 2 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: GATE/1775 HISTORIC RATING: 6	NPS sewage system	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4618	PLUMBING:WATER TREAT SYS MM UNIT: GATE/1775 HISTORIC RATING: 6	NPS chlorinated	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4630	ELECTRICAL:ELECTRICAL SYS MM UNIT: GATE/1775 HISTORIC RATING: 6	There is electrical service to building			
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: GATE/1775 HISTORIC RATING: 6	Service has been disconnected in apt. "B" due to fire; apt. "A" has electric service	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4632	ELECTRICAL:MAIN DIST PNL MM UNIT: GATE/1775 HISTORIC RATING: 6	Lug type connection/ 100 amps - 120/240 volts; see work for feature #4631			

NOTES: Access to panel good - all circuits are not identified

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			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
UTILITY SYSTEMS					
4634	ELECTRICAL:WIRING NETWORK MM UNIT: GATE/1775 HISTORIC RATING: 6	Armoured and non-metallic sheathed cable; see feature #4631			
4635	ELECTRICAL:SWITCHES/OUTLETS MM UNIT: GATE/1775 HISTORIC RATING: 6	Duplex receptacles and toggle switches; see features #4631			
4636	ELECTRICAL:LIGHT FIXTURES MM UNIT: GATE/1775 HISTORIC RATING: 6	11 incandescent, 2 fluorescent; see feature #4631			
4650	HVAC:HVAC SYSTEM MM UNIT: GATE/1775 HISTORIC RATING: 6	There is only heat in building, no A/C system; heating system for apt. "B" not in use	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4651	HVAC:HVAC PIPING NET MM UNIT: GATE/1775 HISTORIC RATING: 6	Copper: 3/4", & 1/2"; see feature #4650			
4652	HVAC:HVAC EQUIPMENT MM UNIT: GATE/1775 HISTORIC RATING: 6	None			
4654	HVAC:HEATING EQPT MM UNIT: GATE/1775 HISTORIC RATING: 6	2 oil fired boilers; see feature #4650			
4655	HVAC:HT TRANSFER EQPT MM UNIT: GATE/1775 HISTORIC RATING: 4	4 finned tube radiators; see feature #4650			
4657	HVAC:AIR DIST EQPT MM UNIT: GATE/1775 HISTORIC RATING: 6	Wall hung kitchen exhaust fan/ 115 volts	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR

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		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
UTILITY SYSTEMS					
4658	HVAC:FUEL PIPE/STOR	Piping: 3/8" copper/ fuel oil: two 550	1	EA	TOTAL
	MM UNIT: GATE/1775	gallon steel storage tanks	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
			0	EA	POOR
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	2nd floor and basement to stairs/ direct	4	EA	TOTAL
	MM UNIT: GATE/1775	access to exterior from 1st floor/ maxi-	4	EA	GOOD
	HISTORIC RATING: 6	mum path of travel - 39'	0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4712	FIRE EGRESS:STAIR/RAMP/RAILING	Interior: width 30"/ front porch: width	5	EA	TOTAL
	MM UNIT: GATE/1775	5'6"/ no handrails on exterior	5	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 07/10/90		0	EA	POOR
4713	FIRE EGRESS:DOOR/HARDWARE	All exit doors at least 32" clear width/	4	EA	TOTAL
	MM UNIT: GATE/1775	standard residential hardware	4	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR
4714	FIRE EGRESS:EMERGENCY LIGHTING	Normal lighting only - no emergency			
	MM UNIT: GATE/1775	lighting required in single family			
	HISTORIC RATING: 6	residence			
	REVISION DATE: 07/10/90				
4733	FIRE DETECTION:FD DETECTOR	Ceiling mounted battery operated smoke	3	EA	TOTAL
	MM UNIT: GATE/1775	detectors	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		2	EA	POOR
4743	SMOKE CONTROL:DEVICE/EQPT	Not required in single family residence			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 04/23/90				
4757	FIRE SUPPRESSION:EXTINGUISHERS	Class ABC or BC fire extinguishers lo-	3	EA	TOTAL
	MM UNIT: GATE/1775	cated on each floor	3	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/23/90		0	EA	POOR

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I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
FIRE/LIFE/HEALTH SAFETY					
4761	SEISMIC:STRUCTURAL MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	Zone 1 - minor damage/ rectangular shape/ masonry bearing walls			
4770	FIRE/LIFE SAFETY:HANDICAP ACCESS MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	Building is not accessible			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	Steps at all entries			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	NPS chlorinated system			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	NPS sewage treatment plant			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	No public food service in building			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	Private contractor			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	None			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	None			

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			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
GENERAL BUILDING/SITE					
4911	SITE FEATURES:DRIVE/PARKING MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 04/23/90	Adjacent to Kearney Road with McNair Road behind			
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: GATE/1775 HISTORIC RATING: 3 REVISION DATE: 04/23/90	Flat site			
4913	SITE FEATURES:VEGETATION MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 04/23/90	No maintenance problem from vegetation			
4914	SITE FEATURES:WALKWAY/PATIO MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 04/23/90	Concrete sidewalk from Kearney Road; concrete pad in back	130 130 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR

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Work Recommendations

NCO QUARTERS, DUPLEX

by Priority *****

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

4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: Means RATING: 3	Many painted surfaces are built-up with layers of paint, others have worn to bare wood/ harsh environment causes rapid paint deterioration	Remove paint using heat or chemicals/ sand and prime, then apply 2 topcoats of high quality oil based paints	1230	SF	\$ 388 3500 1166 =====
						\$ 5054
4733	FIRE/LIFE/HEALTH SAFETY FIRE DETECTION FD DETECTOR CONDITION: POOR SOURCE: Means RATING: 6	No smoke detectors on 1st floor and basement of S unit	Install ceiling mounted smoke detectors as required by code	2	EA	\$ 118 0 35 =====
						\$ 153

SERIOUS

4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: Means RATING: 2	Missing and deteriorating mortar - particularly on N half that was burned/ many broken bricks above burned windows	Remove all loose mortar/ re-point or rebuild walls as required to match original in appearance, mortar color and strength	1152	SF	\$ 375 3225 1080 =====
						\$ 4680
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: Park RATING: 2	Attic windows are severely deteriorated and boarded up/ all windows to burned out unit are boarded up and must be replaced	Rebuild windows and frames to match originals	16	EA	\$ 3875 7788 3499 =====
						\$ 15162
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: FAIR SOURCE: Insp RATING: 2	One limestone window sill has a crack	Ensure surface is completely dry/ caulk crack using neutral color silicone caulking	1	EA	\$ 4 38 13 =====
						\$ 55
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: Means RATING: 2/4	Compatible hardware will be required when doors are replaced	Provide new hardware to be consistent with architecture	3	EA	\$ 562 169 219 =====
						\$ 950

Work Recommendations

NCO QUARTERS, DUPLEX

by Priority *****

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

4316	ROOF SYSTEM ROOF EAVES CONDITION: POOR SOURCE: Means RATING: 2	Fascia, soffit and cornice is missing at burned out half to E	Replace cornice and soffit to match existing	50	LF	\$ 306 656 289 =====
						\$ 1251
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: Means RATING: 3	Downspouts missing from porch down and at E side/ center section of porch gutter leaks/ gutter missing from E side of building	Replace E gutter and section of porch gutter to match existing and assure watertightness/ line gutter with copper/ provide new copper downspouts	110	LF	\$ 712 500 364 =====
						\$ 1576
4411	FOUNDATION WALLS FDN WALL SURFACE CONDITION: FAIR SOURCE: Means RATING: 2	Miscellaneous open mortar joints - particularly at watertable	Repoint as required using mortar which matches original in color, strength and appearance	36	SF	\$ 22 438 138 =====
						\$ 598
4613	UTILITY SYSTEMS PLUMBING PLMB FIXTURES CONDITION: POOR SOURCE: Means RATING: 6	The plumbing system is in fair to poor condition; side "B" of the duplex apt. has been destroyed by fire	Replace plumbing system for apt. "B"; recondition fixtures for apt. "A"; repair/replace piping network; install insulation and backflow preventers on potable water supply	5	EA	\$ 2200 3300 1650 =====
						\$ 7150
4631	UTILITY SYSTEMS ELECTRICAL INCOMING SERVICE CONDITION: POOR SOURCE: Means RATING: 6	Electrical system for side "B" in duplex apt. has been destroyed by fire	Rewire apt. "B" completely; replace all devices and light fixtures; install ground fault protection in all bathrooms; repair/replace devices and light fixtures in apt. "A"	1	EA	\$ 2662 3994 1997 =====
						\$ 8653
4650	UTILITY SYSTEMS HVAC HVAC SYSTEM CONDITION: POOR SOURCE: Means RATING: 6	Plumbing system for side "B" in duplex apt. has been destroyed by fire	Replace heating system for apt. "B"; insulate heating piping building-wide	1	EA	\$ 3544 4331 2363 =====
						\$ 10238

Work Recommendations

NCO QUARTERS, DUPLEX

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
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MINOR						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: Means RATING: 2	Brick surface is stained and discolored from water and rusted metal attachments in the walls	Remove unnecessary iron cramps; clean exterior with low pressure detergent wash	768	SF	\$ 95 1131 368 =====
						\$ 1594
4148	EXTERIOR ENVELOPE WINDOWS WDO STORM/SCRN CONDITION: FAIR SOURCE: Means RATING: 5	Aluminum storm and screen combinations out of character	Fabricate separate wood screen and storm units for each window/ costs are for the screens and storms only	28	EA	\$ 3375 0 1013 =====
						\$ 4388
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: Means RATING: 2/4	Rear doors not of compatible design/ no door into basement	Replace rear doors with new ones of similar design to originals/ provide new door to basement of compatible design	3	EA	\$ 1250 112 409 =====
						\$ 1771
4158	EXTERIOR ENVELOPE DOORS DOOR STORM/SCRN CONDITION: FAIR SOURCE: Means RATING: 6	Aluminum doors out of character with historic appearance of building	Provide new wood screen and storm combination units the full size of each opening	256	EA	\$ 850 218 320 =====
						\$ 1388
4190	EXTERIOR ENVELOPE EXTERIOR EXTERIOR OTHER CONDITION: POOR SOURCE: Insp RATING: 4	Front and rear porch enclosures are out of character with historic appearance of house/ asbestos cement shingles are deteriorating	Remove porch enclosures - walls, windows, doors, restore open porches to original design including wood railings	3	EA	\$ 562 2375 881 =====
						\$ 3818
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: Means RATING: 4	Vinyl tile is in fair to good condition but is inconsistent with the historic character of the building	Remove existing vinyl tile floor and install or repair tongue and groove wood flooring/ this work is not necessary in kitchen	545	SF	\$ 2188 1388 1073 =====
						\$ 4649
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: Means RATING: 1/3	Pressed metal ceilings need refurbishing - many dents and layers of paint/ areas of water damage in kitchen	Scrape and prime with rust inhibitive paint/ replace damaged gypsum board in kitchen	290	SF	\$ 656 306 289 =====
						\$ 1251

08/01/90

GATE-1775-SH-052

Work Recommendations

NCO QUARTERS, DUPLEX

by Priority *****

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

4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: Means RATING: 4	Painted finish is deteriora- ting in some areas - cracking, peeling, stains from water damage	Remove all loose paint/ prime as required and paint with 2 coats oil-based paint	3738	SF	\$	231 1881 634 =====
						\$	2746
4274	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP RAILING CONDITION: POOR SOURCE: Means RATING: 2	Handrail to basement is loose and inadequate	Provide new wood handrail to basement with intermediate rails	14	SF	\$	231 56 86 =====
						\$	373
4340	ROOF FLASHING ROOF FLASHING CONDITION: FAIR SOURCE: Means RATING: 3	Flashing from porch into brick is deteriorated	Remove existing flashing and tar/ replace with new base and cap flashing	38	LF	\$	131 94 68 =====
						\$	293
4431	FOUNDATION CHIMNEYS CHIMNEY SURFACE CONDITION: FAIR SOURCE: Means RATING: 2	Tops of chimneys need repoint- ing	Repoint chimney as required matching existing mortar in appearance, color and strength	50	SF	\$	62 225 86 =====
						\$	373
4520	FURNISHINGS FURNISHINGS BUILT-IN FURN CONDITION: POOR SOURCE: Means RATING: 6	Kitchen will need to be re- modeled to make usable	Install new kitchen cabinets - approximately 14 LF	1	EA	\$	1250 375 488 =====
						\$	2113

COST MATRIX

NCO QUARTERS, DUPLEX
SH-052
GATEWAY NATIONAL RECREATION AREA

DIVISION	CRITICAL		SERIOUS		MINOR		SUBTOTAL
	FAIR	POOR	FAIR	POOR	FAIR	POOR	
EXTERIOR ENVELOPE	\$ 0	\$ 5054	\$ 55	\$ 20792	\$ 9140	\$ 3818	\$ 38860
INTERIOR ENVELOPE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8645	\$ 373	\$ 9018
ROOF	\$ 0	\$ 0	\$ 0	\$ 2826	\$ 293	\$ 0	\$ 3119
FOUNDATION	\$ 0	\$ 0	\$ 598	\$ 0	\$ 373	\$ 0	\$ 971
FURNISHINGS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2113	\$ 2113
UTILITY SYSTEMS	\$ 0	\$ 0	\$ 0	\$ 26040	\$ 0	\$ 0	\$ 26040
Plumbing	\$ 0	\$ 0	\$ 0	\$ 7150	\$ 0	\$ 0	\$ 7150
Electrical	\$ 0	\$ 0	\$ 0	\$ 8653	\$ 0	\$ 0	\$ 8653
HVAC	\$ 0	\$ 0	\$ 0	\$ 10238	\$ 0	\$ 0	\$ 10238
Conveyance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE/LIFE/HEALTH SAFETY	\$ 0	\$ 153	\$ 0	\$ 0	\$ 0	\$ 0	\$ 153
Fire/Life Safety	\$ 0	\$ 153	\$ 0	\$ 0	\$ 0	\$ 0	\$ 153
Handicapped Accessibility	\$ 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	\$ 5208	\$ 653	\$ 49659	\$ 18451	\$ 6304	
TOTALS	\$ 5208		\$ 50311		\$ 24755		\$ 80274