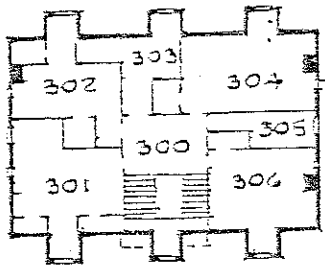
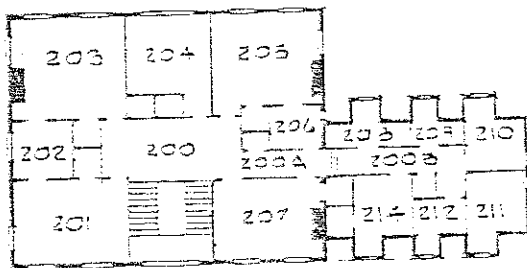


appendix A

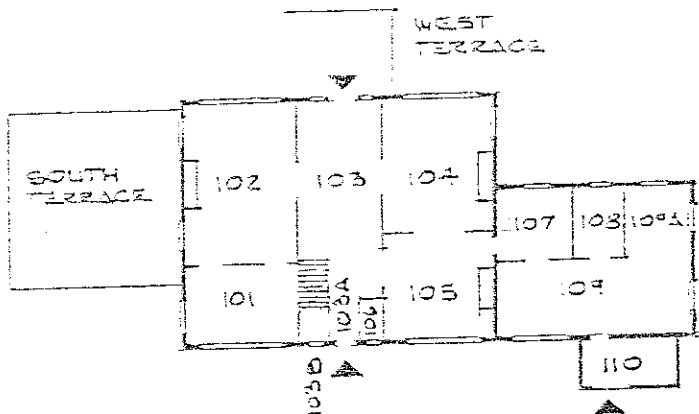
DETAILED DESCRIPTION OF PROBLEM AND CONCERN



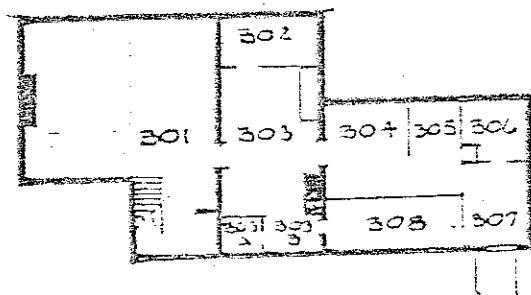
Third Floor



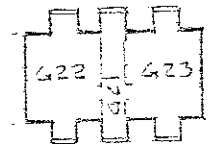
Second Floor



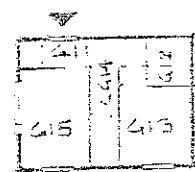
First Floor



Basement



Garage
Second Floor



Garage
First Floor

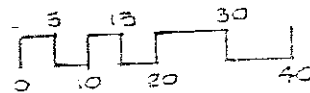
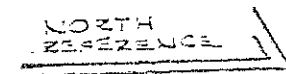


Figure 1: PLAN LAYOUT
AND ROOM REFERENCES

I	STRUCTURAL PROBLEMS	Project Plan Reference
---	---------------------	------------------------

A	Settlement of Interior Structural Members	<u>Evidence</u>	
		o Central Bearing walls have dropped noticeably from the east and west exterior walls (102, 104, 105, 201, 203, 204, 205, 207, 301, 304, 305).*	6a
		o Many doors throughout the residence are racked toward the center of the house (103B, 201, 202, 203, 206, 207, 211, 301).	13
		o Headers at wide door openings sag (102, 103, 104, 105).	13
		o Linear ceiling crack at approximately 5'-0" from exterior walls (203, 205, 301, 304).	13
		o Landing between first and second floors has separated from the exterior wall.	8
		o Horizontal wall crack in west wall of 102.	13
		o Crack at joint between interior bearing wall and exterior wall repaired a year ago has reopened (204).	13
		o Slate floor at entry, installed a year ago, is cracked and loose (103).	13
		o Ceramic floor tile in bathrooms is cracked (106, 202, 206).	10c
		o Ceiling plaster cracks appear throughout house.	13
		o Several first floor joists are cracked, some for approximately 2/3 of their length - visible in B01 and B03.	6c
		o Significant floor deflection (104).	6c

* Numbers refer to room designations - Floor Plan Diagram (Figure 1).

- o Floor deflection in 104 can be observed by pulling down on the joists in B02. 6c
- o First floor joists have twisted. 6c/6d
- o Masonry blocking between first floor joists is unstable (B01, B03, B04). 6a/6d
- o Visible separation between floor and exterior walls (103B, 102, 103, 104, 105, 304). 13

Possible Causes

Based upon a preliminary investigation of the structure of the residence, it appears that the structural settlement can be attributed to several factors:

- o Lack of appropriate blocking between floor joists. 6a/6d
- o Floor joists are old and have cracked, causing deflection and settlement of structures supported above. 6c
- o Column and foundation support in the basement may have settled. 2b
- o Wood floor structure is not uniformly supported around the perimeter of the house. 2b/6a
- o Detail of construction at some foundation walls allows for differential settlement between the floor structure and wall structure. 2b/6a
- o Beams and floor joists do not have adequate bearing and support at foundation walls. 2b/6a
- o Masonry support under floor structure may be deteriorating. 2b/6a
- o Moisture is evident in some floor joists which may have caused the wood members to swell, shrink, warp, twist, and crack. 6c
- o Noticeable deflection and instability is caused by cracked joists. 6c

B Foundation
Deterioration

Evidence

- o Foundation under fireplace is cracked (B03). 2a
- o Foundation is cracked at door openings - B01 to B03, B03 to B04. 2b
- o Fireplace structures are separating from exterior walls (104, 207). 2a/2b
- o North chimneys appear to lean outward from center of the house. 2a/3a
- o Foundation has deteriorated at basement window wells. 2c
- o Masonry (concrete) lintels over basement windows have cracked and deteriorated. 2c
- o Joints between foundation cap blocks are cracked - possible water penetration. 3a
- o Masonry under floor structure is cracked. 2b

For related problems refer to section IIID, Appendix A: "Deteriorated Window Wells".

Possible Causes/Contributing Factors

- o Water penetration or infiltration into the foundation may have caused freeze damage. 2c/3a
- o Water entering window wells has no drainage except into the basement through the windows. 2c
- o Site drainage does not provide proper diversion of water from around house. 2c
- o Foundation Settlement.
- o Site drains at walks on east site are clogged. 2c

C Structural
Separation of
Annex from the
Main Residence

Evidence

- o Severe wall cracks appear at joints between main residence and annex - 207. 2b

Possible Causes

Differential settlement of the foundation structures between the two buildings may be the cause for this problem. Our site inspection did not reveal an abundance of evidence to support this conclusion. However, due to the nature and location of the cracks observed, it is recommended that a more detailed investigation of this problem be undertaken to determine the severity of the condition.

D Structural
Deterioration of
Exterior Terraces

Evidence

- o Granite edge blocks on both Terraces are falling away from the Terrace paving. 3b
- o Terrace paving and mortar joists are breaking up most severely at all column locations. 2d
- o Column enclosures on the south terrace have cracked open. 3b/5c

Possible Causes

- o Deterioration at the base of the columns may be caused by frost damage. Column foundations most likely are not deep enough to avoid frost uplift. 2d
- o Cracks in the column enclosures may be caused by the action of frost lifting and dropping the columns. It is also possible that water leaking into the column enclosures from the roof has frozen and cracked the wood enclosures. 6
- o Deterioration of the paving may be caused by the instability of the paving base and/or due to frost action. 3b

 II ELECTRICAL

A	Main Service and Feeder Inadequacy	<u>Evidence</u> <ul style="list-style-type: none"> o Second floor panel is very old and problematic. 7a o Second floor panel uses fuses - considering the number of people in the residence, the possibility of installing improper or over-rated fuses is high. 7a o Wiring to second floor panel is old and frayed. 7a o Feeders from second floor panel to the third floor are inadequate. 7a o Main panel 60A circuit breaker to the second floor panel overheats. 7a o Access to main panel and service entrance is difficult. 7a o Lighting at main panel is poor. 7a o Access of main panel is difficult for quick disconnect. 7a o Feeder capacity from 60A breaker is rated at 50A. o Breaker to second floor does not hold with 50A breaker installed.
		<u>Causes/Contributing Factors</u> <ul style="list-style-type: none"> o Electrical system was designed and installed for uses other than as a fraternity. 7a o Electrical services will deteriorate over time.

- o Use of significant amounts of electrical equipment, as is evident in many of the bedrooms, will cause under-sized circuits to overheat (a fire hazard) and deteriorate. 7a
- o Electrical system was installed prior to present codes and regulations. 7a

B Improper and Unsafe Wiring and Lighting

Evidence

- o Wiring throughout the residence is old. 7a
- o RX and BX cables are exposed - not acceptable by code. 7a
- o 3-way switches are not wired to operate as 3-way switches. 7d
- o Some surface mounted cables are cracked. 7a
- o Some outlets do not have cover plates. 7a
- o Exposed wiring exists at some light fixture locations. 7d
- o Surface run "zip" cord has been installed in many rooms for lighting, switching and extension cords. 7a/7d
- o Excessive use of extension cords - (203, 204, 214, 301, 302, 303, 304, 306). 7a/7d
- o Excessive amounts of electrical equipment and appliances are powered from single outlets. 7a
- o Jumbled and make-shift wiring exists in some rooms - B03, 203.
- o Exposed light fixtures in closets, in violation of code. 7d
- o Power to fire alarm panel is interrupted by a switch. 7b
- o Circuits are overloaded. 7a

Refer to Section IIA "Main Service and Feeder Inadequacy".

Possible Causes/Contributing Factors

Refer to Section IIA, "Main Service and Feeder Inadequacy".

- o Many circuits have been tapped and extended 7a
- o Insufficient number of circuits. 7a
- o Insufficient number of outlets per room. 7a
- o Makeshift electrical repairs over the years. 7a/7d

C Inadequate Electrical Service to Spaces

Evidence

- o Main panel 60A breaker to second floor panel overheats. 7a
- o Wiring in attic has been tapped and extended. 7a
- o Room 101 has no outlets. 7a
- o Number of outlets per room is insufficient. 7a
- o Number of outlets per circuit is excessive. 7a

Refer to Section IIb, "Improper and Unsafe Wiring and Lighting".

D Deficient Fire Alarm System

Evidence

- o Power to fire alarm panel is interrupted by a switch. 7b
- o Light fixture in room with fire alarm panel (208) is powered from the fire panel. 7b
- o Wiring to fire detectors and bells is surface mounted. 7b
- o Hall 200 has no heat or smoke detector. 7b
- o Fire alarm pull stations do not exist. 7b

- o No emergency lights exist. 7b
- o Exit signs do not exist. 7b

(Any new work or installation of a fire detection and alarm system must conform to present codes.)

III EXTERIOR MASONRY

A Deteriorated Chimneys

Evidence

- o North chimney appears to lean outward from the center of the house. 2a/3a
- o Mortar has cracked loose. 3a
- o Mortar and bricks are loose on the interior of the residence - 306. 3a
- o Fireplaces are separating from the exterior walls - 104, 207. 2a/3a
- o Crack in fireplace foundation - B02. 2a
- o Widow's walk flashing allows for water penetration at chimneys. 1a

Possible Causes/Contributing Factors

- o Foundation settlement or deterioration. 2a
- o Freeze-thaw action on exterior and interior of chimney masonry. 3a
- o Deteriorating mortar and water penetration. 3a

B Exterior Masonry Wall Deterioration

Evidence

- Refer to "deteriorated chimneys" IIIA.
- o Approximately 1/3 of the mortar joints on the east side of the residence are defective or deteriorated. 3a

- o Some mortar joints are void completely through the masonry veneer. 3a
- o Stone caps on Garage parapet walls are loose and have shifted. 3c
- o Brick coursing on the east side of the residence appears to sag above the window to room 101. 3a
- o Excessive water leak into room 101. 3a
- o Water leaks have occurred in many locations along the interior of the east wall. (Most leaks have been corrected with recent gutter repair). 1a/3a
- o Mortar joints between foundation cap stones are loose and deteriorated. 3a

Possible Causes/Contributing Factors

- o Deteriorated roof gutters have allowed water to penetrate into and behind exterior masonry. 1a
- o Deteriorating mortar and water penetration. 3a
- o Foundation settlement and cracking may have caused some of the masonry to become weakened. 2a/2b
- o Existing mortar joints allow for standing water to penetrate masonry and allow for frost action to affect the wall. 3a
- o Masonry joints are not raked. 3a

C Terrace Paving and Masonry Repair

Evidence

- o Granite edge blocks at both Terraces are falling away from the Terrace paving. 3b
- o Terrace paving is badly broken up at column locations. 2d/3b
- o Mortar is breaking from joints in brick paving on the south Terrace. 3b

Possible Causes/Contributing Factors

Refer to Section ID, "Structural Deterioration of Exterior Terraces".

- o It appears that the South Terrace paving was installed on a sand base, and that the surface joints were filled with a mortar grout. Unstable base will cause rigid joints to crack. 3b
- o Freeze-thaw action.

D Deteriorated Window Wells

Evidence

- o Water leaks into the basement through the window wells. 2c
- o Joints between the window wells and the foundation have cracked. 2c
- o Some masonry (concrete) lintels over the window locations have deteriorated. 2c
- o Water sheds have been installed by the fraternity over window wells. 2c
- o Window wells have no water drainage. 2c

Possible Causes/Contributing Factors

Refer to Section IB, "Foundation Deterioration".

- o Driveway is sloped slightly toward the residence which directs water to interact with the foundation and window well structures. 2c
- o Top elevation of window wells is too low to the ground. 2c

 IV ROOFING

A	Main Roof Deterioration	<u>Evidence</u> <ul style="list-style-type: none"> o Some slate shingles are cracked. 1c o Widow's walk roof is cracking and flashing allows for water penetration at chimneys. 1a o West gutter is severely deteriorated. 1a o Many water leaks have occurred along the interior of the east walls. 1a <p>(Most leaks have been corrected with repair of East Gutter).</p>
		<u>Possible Causes/Contributing Factors</u> <ul style="list-style-type: none"> o Ice dams form on the roof causing damage to shingles and gutters. 1e/12a o Gutter protective coating has worn off allowing water and ice to act on the bare sheet metal. 1a
B	Flashing, Gutters and Leaders Deterioration and Inadequacies	<u>Evidence</u> <ul style="list-style-type: none"> o Valley joints between the slate roof and the dormers do not appear to be properly flashed. 1a o West gutter sheet metal is deteriorated. 1a o Water leaks through the gutter fascia. Possibility of water leaking into the interior of the masonry wall. 1a o Paint is peeling from the gutter fascia. 1d o Rotten wood may exist in the west gutter fascia. 1d

- o Ice dams form in the gutters and on the roof. 1e/12a
- o Leaders freeze in the winter. 1e
- o East gutter has recently been repaired.
Standing water exists. 1e

Refer to Section IVA, "Main Roof Deterioration".

Evidence of severe leaking on West and South Terrace Roofs.

Possible Causes/Contributing Factors

- o Improper insulation and ventilation of the attic may contribute to ice dam problem. 1e/12a
- o Water penetration through the gutters will cause wood fascias and framing to rot. 1a
- o Improper flashing will allow water to penetrate under roofing causing damage. 1a
- o East gutter may be blocked with leaves. 1a
- o Leaders freeze in winter. 1e

Refer to Section IVA, "Main Roof Deterioration".

C Flat Roof Deterioration

Evidence

- o Leaks occur through the fascias at both Terraces. 5b
- o Paint is peeling from the Terrace fascias. 5c
- o Water leaks through the ceilings of both Terraces. 5b
- o Paint on Terrace wood ceilings is peeling. 5c
- o Wood Ceiling has buckled under Terrace roofs. 5b/5c
- o Wood column enclosures on the south terrace have cracked open. 5

- o Rotten wood may exist in the fascias and framing of the Terrace roofs. 5a
- o Gutters are deteriorated. 5a/5b

Possible Causes/Contributing Factors

- o Roofs do not have sufficient pitch for adequate drainage. 5b
- o Water penetration into the structure and wood members of the terrace has contributed to a major portion of the damage. 5b

D Garage Roof Deterioration

Evidence

- o East and West gutters are deteriorated. 1f
- o Water leaks through the fascias of both the east and west eaves. 1f
- o Cap stones on parapet walls have shifted. 3
- o Flashing problems - water penetration. 1f
- o Ice dams form on the roof. 1e/11a
- o Rotten wood may exist in east and west gutter framing and fascia wood. 1f

Possible Causes/ Contributing Factors

- o Water penetration into the parapet walls can cause freeze-thaw action to deteriorate the roofing. 3
- o Ice dams will deteriorate the roof. 1e/11a

E Widow's Walk Deterioration

Evidence

- o Railing wood members are rotten. 1a
- o Railing will not support minimum required lateral load. 1a
- o Roofing is cracked and split. 1a

- o Flashing at the chimneys allows possibility of water penetration under the roofing. 1a
- o Flat roof does not appear to have sufficient pitch for positive drainage. 1a

Possible Causes/Contributing Factors

- o Roof is old. 1a
- o Standing water will rot the wooden railing. 1a
- o Defective flashing will allow for water to penetrate under the roofing causing damage. 1a
- o Improper attic insulation will allow snow to melt and ice dams to form. 1e/11a

V EXTERIOR DOORS AND WINDOWS

A	Damaged/ Defective Conditions	<u>Evidence</u>	
		o Significant air infiltration exists at most window and french doors.	4
		o Window at landing between the first and second floors has split jamb. Windows will not close properly.	4
		o Basement windows are deteriorated and will not close properly.	2c/4
		o Window casing is missing in room 306.	4
		o Water runs into the basement at window locations.	2c/4
		o Window installed in the original Garage door opening has separated from the brick jambs.	4
		o Several glass panes are cracked or broken.	4

Air infiltration occurs through wood case work below large windows in 102, 104.

Possible Causes/Contributing Factors

- o Defective windows and doors may be a result of several of the other problems in the residence - structural settlement, water leaks, site drainage, etc.
- o Poor, untimely, or make-shift maintenance has also contributed to the deteriorated conditions.

B Energy Conservation Deficiencies

Evidence

- o No doors or windows have insulating glass. 11b
- o No storm windows or door exist. 11b
- o Weather stripping is non-existent. 4

Refer to Section VA, "Exterior Doors and Windows - Damaged/Defective Conditions".

VI HEATING, PLUMBING, VENTILATION

A Inadequate Heating

Evidence

- o Rooms have no radiators - 303, 305, 306. 7c
- o Electric Space heaters are used in several rooms on the second and third floors. 7a/7c
- o Garage heat is controlled by one thermostat. All rooms are not at consistent comfortable temperatures. 10a
- o Control of heat at the radiators of the Main residence is difficult. 10a

B Defective Heating System

Evidence

- o Steam "hammer" is audible throughout the house. 10a
- o Leaks have occurred at the radiator in room 214 - rotten flooring has resulted. 10a/13
- o Leaks have occurred in the ceiling above the kitchen. 10a/13
- o Steam pipes leak or have leaked in several locations. 10a
- o Pipe insulation is defective and is falling off pipes in several locations. 10a
- o Some radiators are leaning and are unstable. 10a
- o Piping to some radiators is pitched counter to the required flow of the condensate. Air vents spew condensate. 6a/10a

Possible Causes/Contributing Factors

- o Deflection and settlement of interior building structure has caused radiators to be out of level and has caused the pitch of the pipes to slope incorrectly. 6a/10a
- o Heating system is in need of major upgrading. 10a

C Plumbing Defects

Evidence

- o Leaks have occurred at the water closet in Bath 305. 10c/10d
- o Access to repair leak in 305 was accomplished by cutting a hole in the ceiling in Hall 200A. 10c/10d/13
- o Water leaks have occurred at the water closet in Bath 212 - rotten and deteriorated flooring has resulted. 10c/1-d/13
- o Basement floor drain backs up during heavy rain - 801. (may be already corrected) 10d

- o Pipe insulation is non existent. 10d
- o Main house water heater has insufficient capacity during peak periods of water use. 10b
- o Garage water heater has insufficient capacity. 10b
- o Leaks have occurred in the ceiling above the kitchen. 10a/10d/13
- o The plumbing system has deteriorated in some instances to the point that it is unserviceable without further damage and/or major repair. 10d
- o Pipes and fittings crack or break during attempts at repair or maintenance. 10d
- o Gas piping system is in poor condition. 10d
- o Plumbing leaks occur frequently. 10d
- o Piping system is a conglomerate of various types, materials, and sizes of pipe, fittings and valves. 10d

D Plumbing Improvements

In the Fraternity's Capital Improvement Plan, the interest was expressed for the improvement of both the plumbing system itself and for the improvement for the Bathroom facilities.

For evidence and discussion of the Bathroom facility improvement, refer to Section XII "Bath Facility Improvements."

Evidence supporting the need for improving the plumbing system itself can be found under Section VI - C "Plumbing Defects".

E Lack of Ventilation Systems

Evidence

- o None of the bathrooms have effective ventilation to the outside for removal of moisture and odors. 10c/10e
- o Mold exists on the walls and ceilings of Bathrooms 202, 206, 305 and in the Waiter's kitchen 107. 10e
- o Waiter's kitchen does not have effective ventilation to the outside for the removal of moisture. 12c

- o Cracked and peeling paint and plaster exists on walls and ceilings - 107, 109, 106, 202, 206, 212, 305.

12c/13

Possible Causes/Contributing Factors

- o Moisture in the air can cause mold to grow; plaster and paint to crack and peel; and can cause ceramic tile to crack and deteriorate.

VII CASEWORK AND INTERIOR FINISHES

A	Defective Stairs	<u>Evidence (Main Stairs)</u>	
		o Several balusters are missing and defective.	8
		o Rail will not support minimum required lateral load.	8
		o Rail is weak in several locations.	8
		o Rail connection to the wall on the third floor is loose and unsafe.	8
		o Possibility of railing failure.	8
		o Stairs from first floor to landing; from landing to second floor; and from landing to third floor have noticeable deflection.	8
		o Several stair stringers are cracked.	8
		o Cracks are visible on landing and stair soffits.	8/13
		o Several treads deflect and may be cracked.	8
		o Landing between the first and second floors has separated from the exterior wall.	8

Evidence (Annex Stair)

- o No railing. 8
- o Broken treads and Risers. 8

Evidence (Basement Stair)

- o Railing is broken from wall. 8
- o Railing will not support minimum required lateral load. 8

Possible Causes/Contributing Factors

- o Due to the number of people in the house, all stairs receive significant use.
- o Brothers were observed running and leaping up and down the stairs.
- o Stairs receive abnormal abuse.
- o Several of the problems with the main stair may be attributable to other problems - structural settlement, water leaks, foundation deterioration, etc.

B Defective
Interior
Doors

Evidence

- o Threshold at doors to room 101 are loose. 13
- o Several doors in the house are racked - 103B, 201, 202, 203, 206, 207, 211, 301. 13
- o Headers at wide door openings sag - 102, 103, 104, 105. 13
- o Several door casings need repair. 13
- o Ceramic tile casings are falling from some doors - 202, 206 10c

Possible Causes/Contributing Factors

- o Racked doors and sagging headers are attributable to Structural settlement and deflection.

C	Defective/ Damaged Casework	<u>Evidence</u>	
		o Trim Separation between floor and walls.	13
		o Refer to Section VIII "Kitchen".	12
		o Access to Attic in Room 306 is through a hole cut in the ceiling.	13
		o Access hole to Attic is too narrow.	13
		o Ladder to Attic is constructed of wood 2x4 members between open studs.	13
		o Door, window and wood trim is damaged in many locations.	13
D	Wood Floors	<u>Evidence</u>	
		o Wood floor has buckled in the Dining Room 105.	13
		o Wood floor in the Main Hall 103 is warped.	13
		o Room 306 has no floor finish - exposed subflooring.	13
		o Floor is rotted at water closet location in room 212.	10c
		o Flooring has deteriorated at the radiator room 214.	13
		Refer to Section VIII "Kitchen".	
E	Tile Floors	<u>Evidence</u>	
		o Slate tile and mortar at front entry room 103 is cracked.	13
		o Cracked tile floors in rooms 106, 202, 206.	10c
		o Floor is deteriorated at the water closet in Bath 202.	10c
		o Kitchen floor installed less than 3 years ago is deteriorated.	12d

Possible Causes/Contributing Factors

- o Much of the cracking floor tile is a result of structural settlement and deflection.
- o Kitchen floor damage is related to use of an inappropriate material in a heavily trafficked area. 12d

F Plaster and Gypsum Defects

Evidence

- o Virtually every plaster ceiling is cracked. 13
- o Some plaster ceilings repaired approximately a year ago show evidence of new cracks. 13
- o Hole cut through ceiling in 200A to repair leaks in 305. 10d/13
- o Ceiling drywall in room 306 has been installed on the top side of the ceiling joists. 13
- o Wall paper is peeling from the walls in many locations. 13
- o Numerous walls cracked - 102, 106, 200, 202, 204, 206, 302, 205. 10d/13
- o Paint is peeling from the walls in many locations. 13
- o Ceramic tile is cracked and falling from the walls - 202, 206. 10d

Possible Causes and Contributing Factors

- o Much of the plaster cracking and tile defects are attributable to structural settlement and deflections.

VIII KITCHEN

- o Oven/Stove exhaust hood is vented into the flue of an operating fireplace. 12

- o The fire inspector has required that the fire extinguishing system over the stove be lowered. 12
- o Severe humidity conditions exist in the Waiter's Kitchen (107). 12
- o Mold exists on the walls and ceiling (107). 12
- o Paint finishes on the walls are cracked and peeling. 12
- o Wood wall and base cabinets are of low quality for the use and abuse they receive. 12
- o Floor tile is badly deteriorated. 12
- o Kitchen counters are old, worn and cracked. 12
- o Ceiling plaster is cracked and falling. 12
- o Leaks have occurred in the ceiling above the kitchen. 10a/10d
- o Insufficient number of electrical outlets. 7a/12
- o Wiring to heat detectors is surface mounted. 12
- o Kitchen appliances are very old. 12
- o Refrigerators and freezers have poor storage capacity. 12
- o Stove/Oven is very old. 12
- o Kitchen is a heavy trafficed area. 12
- o Materials and finishes generally of insufficient quality for use and abuse received. 12
- o Insufficient storage capacity. 12

 IX FIRE SAFETY

A	Exits and Safety Problems	<u>Evidence</u> <ul style="list-style-type: none"> o Telephone on stair landing between second and third floors is a trip hazard. 9b o Exits to fire escapes in rooms 302 303, 304, 306 are too narrow and do not meet code. o Exit to fire escape from Bath 305 is an illegal exit. o Weak main stair railing is dangerous in case of fire. 8 o Missing railing in Annex stair. 8 o Exit sign over the closet door in room 203 is a violation. 9b o Fire exit in Basement room B07 is difficult and dangerous, door opens inward and door is deteriorated and difficult to operate. 8 <p>Refer to Section II - D "Deficient Fire Alarm System".</p>
B	Protection Inadequacies	<u>Evidence</u> <ul style="list-style-type: none"> o Fire rated doors are required in at least the following locations: <ul style="list-style-type: none"> Between rooms 103A - 103B 105 - 107 108 - 109 200A - 200B G01 - G12 9a o All fire doors require closers. 9a o Some fire extinguishers are not properly mounted. 300 9b

		o The fire inspector has required that the fire extinguishing system over the stove be lowered.	12a
C	Hazards	<u>Evidence</u>	
		o Circuit breaker in main panel overheats	7a
		o Overloaded electrical circuits.	7a
		o Faulty, damaged and frayed electrical wiring.	7a
		o Refer to Section IIB "Improper and Unsafe Wiring and Lighting".	7a
		o Exhaust hood over the stove is ducted into the flue of an operating fireplace.	12

X ENERGY CONSERVATION

A	Windows and Doors	<u>Evidence</u>	
		o Refer to Section VB, "Exterior Doors and Windows - Energy Conservation Deficiencies".	
B	Thermal Insulation Deficiencies	<u>Evidence</u>	
		o Insulation has been installed in the attic rafters instead of the Attic floor joists.	11a
		o Attic is not ventilated at the roof eaves and roof gables.	11a
		o Attic insulation is not of uniform thickness and in some places only 3" thick.	11a
		o Heat from third floor heats the attic.	11a
		o Type and amount of insulation in the walls (if any) is undetermined.	11a
		Refer to Section VB, "Exterior Doors and Windows - Energy Conservation Deficiencies".	

- o Roof rafters are not ventilated above the existing insulation. 11a

XI SITEWORK

Evidence

- o Driveway on the east side of the house slopes slightly toward the residence. 2c
- o Three existing site drains located on the east side of the residence are clogged. 2c
- o Water does not drain properly from around residence exterior. 2c

XII BATH FACILITY IMPROVEMENTS

Refer to Sections IA, VIC, VID, VIE, VIIB, VIIE, and VIIF.

Aside from the above referenced defects or damages relating to Bath Room Facilities, the following issues represent evidence for Bath facility upgrading:

- o Baths are of residential quality - not suited to heavy use. 10c
- o Some Baths serve 9 residents. 10c
- o Most Baths can be used or occupied by only 1 person at a time. 10c
- o Past attempts to upgrade the quality of the space (evident in 206) have deteriorated relatively quickly. 10c
- o Bath equipment is old - defective. 10c