

Assessment Report

Report for Location: Brecknock Manor

Date Printed: Friday, August 23, 2002

A10 Foundations

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
A1010-01-1C Investigate Foundation Settling by Excavation and Inspection <i>Excavate 2 locations to bottom of footing (assume 3') and inspect by structural engineer to determine cause of settling.</i>	A1010 Standard Foundations	A1010-01 Continuous Wall Footings		b-2	Protect House	Damage/Wear	High	\$49.22	200	SQFT	\$9,844.00
Total Cost for A10 Foundations											\$9,844.00

A20 Basement Construction

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
A2020-06-1C Correct Deteriorated Mortar by Prep and Repointing <i>Correct type and strength mortar must be used, not modern portland cement</i>	A2020 Basement Walls	A2020-06 Basement Wall Brick Masonry		b-3	Protect House	Damage/Wear	Medium	\$2.19	200	SQFT	\$438.00
A2020-06-1C Correct Deteriorated Mortar by Prep and Repointing <i>Correct type and strength mortar must be used, not modern portland cement.</i>	A2020 Basement Walls	A2020-06 Basement Wall Brick Masonry		b-4	Protect House	Damage/Wear	High	\$2.19	200	SQFT	\$438.00
A2020-06-2C Correct Hole in Wall by Replacing Brick <i>Seal to pipe.</i>	A2020 Basement Walls	A2020-06 Basement Wall Brick Masonry		b-4	Protect House	Damage/Wear	High	\$14.20	10	SQFT	\$142.00
Total Cost for A20 Basement Construction											\$1,018.00

B10 Superstructure

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		101	Public Access	Safety/Health	Medium	\$13.96	104	SQFT	\$1,451.84
B1013-01-1C Correct Non-Existant Wood ADA Ramp by Installing <i>exterior ramp (rear), required for first floor split level access from grade to front entry porch, raise porch to level of door</i>	B1013 Exterior Ramps	B1013-01 Wood Exterior Ramp		101	Public Access	ADA	High	\$83.07	80	SQFT	\$6,645.60
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		102	Public Access	Safety/Health	Medium	\$13.96	96	SQFT	\$1,340.16

B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		103	Public Access	Safety/Health	Medium	\$13.96	272	SQFT	\$3,797.12
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		104	Public Access	Safety/Health	Medium	\$13.96	186	SQFT	\$2,596.56
B1013-01-1C Correct Non-Existant Wood ADA Ramp by Installing <i>exterior ramp (rear), required for first floor split level access from porch level to door level</i>	B1013 Exterior Ramps	B1013-01 Wood Exterior Ramp		105	Public Access	ADA	High	\$83.07	10	SQFT	\$830.70
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		106	Public Access	Safety/Health	Medium	\$13.96	250	SQFT	\$3,490.00
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		108	Public Access	Safety/Health	Medium	\$13.96	116	SQFT	\$1,619.36
B1010-06-2C Reinforce Existing Wood Floor Structure to Accommodate Public Acces	B1010 Floor Construction	B1010-06 Wood Frame Floor		111	Public Access	Safety/Health	Medium	\$13.96	151	SQFT	\$2,107.96
B1010-06-1C Correct Deteriorated Wood Frame Floor by Selective Demolition & <i>Floor has pulled away from wall, apparently because of building settlement Replace floor finish to match existing</i>	B1010 Floor Construction	B1010-06 Wood Frame Floor		208	Resident Curator	Damage/Wear	High	\$10.81	120	SQFT	\$1,297.20
B1010-06-1C Correct Deteriorated Wood Frame Floor by Selective Demolition & <i>Replace floor finish to match existing</i>	B1010 Floor Construction	B1010-06 Wood Frame Floor		211	Resident Curator	Damage/Wear	High	\$10.81	120	SQFT	\$1,297.20
C1020-03-1C Correct Damage by Sistering Additional Framing to Existing <i>southeast corner, period 1.</i>	B1020 Roof Construction	B1020-03 Structural Wood Roof Framing		301	Protect House	Damage/Wear	High	\$13.33	10	SQFT	\$133.30
B1010-01-1C Correct Inadequate Existing Shoring by Constructing Footings, Replacing	B1010 Floor Construction	B1010-01 Columns Supporting Floors		b-2	Protect House	Damage/Wear	High	\$2.15	450	SQFT	\$967.50
B1011-03-1C Correct Deteriorated Superstructure Above Grade Wood Stair by	B1011 Exterior Above Grade Stairs	B1011-03 Wood Above Grade Exterior Stairs	entry porch	100	Protect House	Safety/Health	Medium	\$138.57	3	RISR	\$415.71
B1013-01-1C Correct Non-Existant Wood ADA Ramp by Installing <i>from grade to rear porch</i>	B1013 Exterior Ramps	B1013-01 Wood Exterior Ramp	porch	105	Public Access	ADA	High	\$83.07	60	SQFT	\$4,984.20

Total Cost for B10 Superstructure \$32,974.41

B20 Exterior Enclosure

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
B2010-03-5C Correct Brick Masonry Exterior Wall Chimney Deterioration by Clean Joints & periods 1,2,4	B2010 Exterior Walls	B2010-03 Brick Masonry Wall			General Improvement	Damage/Wear	High	\$42.81	120	SQFT	\$5,137.20
B2030-06-1C Correct Wood Exterior Door Finish Deterioration by Prep & Refinish Door	B2030 Exterior Doors	B2030-06 Exterior Wood Doors		101	General Improvement	Aesthetics	Medium	\$119.40	1	EACH	\$119.40
B2030-06-1C Correct Wood Exterior Door Finish Deterioration by Prep & Refinish Door	B2030 Exterior Doors	B2030-06 Exterior Wood Doors		102	General Improvement	Damage/Wear	Medium	\$119.40	1	EACH	\$119.40
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		103	Protect House	Energy Conservat	Medium	\$1.23	35	SQFT	\$43.05
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		103	General Improvement	Aesthetics	Medium	\$4.77	34	SQFT	\$162.18
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		104	Protect House	Energy Conservat	Medium	\$1.23	35	SQFT	\$43.05
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		104	General Improvement	Aesthetics	Medium	\$4.77	35	SQFT	\$166.95
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		108	Protect House	Energy Conservat	Medium	\$1.23	20	SQFT	\$24.60
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		108	General Improvement	Aesthetics	Medium	\$4.77	20	SQFT	\$95.40
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		111	Protect House	Energy Conservat	Medium	\$1.23	36	SQFT	\$44.28
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows		111	General Improvement	Aesthetics	Medium	\$4.77	36	SQFT	\$171.72

B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	200	Protect House	Damage/Wear	Medium	\$1.23	26	SQFT	\$31.98
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	200	General Improvement	Damage/Wear	Medium	\$4.77	26	SQFT	\$124.02
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	203	Protect House	Damage/Wear	Medium	\$1.23	26	SQFT	\$31.98
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	203	Resident Curator	Damage/Wear	High	\$4.77	26	SQFT	\$124.02
B2010-03-5C Correct Brick Masonry Exterior Wall Chimney Deterioration by Clean Joints & <i>Rebuild/repaint chimney as required to stabilize.</i>	B2010 Exterior Walls	B2010-03 Brick Masonry Wall	205	Protect House	Damage/Wear	High	\$42.81	100	SQFT	\$4,281.00
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	205	Protect House	Damage/Wear	Medium	\$1.23	10	SQFT	\$12.30
B2010-15-1C Investigate Deterioration of Wood Timber Sill Plate <i>Investigate wood frame where it bears on the sloping brick wall of space 206 to determine cause for distortion in wall.</i>	B2010 Exterior Walls	B2010-15 Exterior Wood Stud Wall	208	Protect House	Damage/Wear	High	\$4.31	10	LNFT	\$43.10
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	208	Protect House	Damage/Wear	Medium	\$1.23	30	SQFT	\$36.90
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	208	Resident Curator	Damage/Wear	Medium	\$4.77	30	SQFT	\$143.10
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	211	Protect House	Energy Conservat	Medium	\$1.23	36	SQFT	\$44.28
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	211	Resident Curator	Damage/Wear	Medium	\$4.77	36	SQFT	\$171.72
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	212	Protect House	Damage/Wear	Medium	\$1.23	10	SQFT	\$12.30
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	212	Resident Curator	Damage/Wear	Medium	\$4.77	10	SQFT	\$47.70

B2010-15-1C Investigate Deterioration of Wood Timber Sill Plate	B2010 Exterior Walls	B2010-15 Exterior Wood Stud Wall		B-2	Protect House	Damage/Wear	High	\$4.31	60	LNFT	\$258.60
<i>Determine degree of deterioration in wood sill plate and determine if this contributes to settlement.</i>											
B2010-03-3C Correct Brick Masonry Exterior Wall Exp & Control Jt Failure by Clean Joints	B2010 Exterior Walls	B2010-03 Brick Masonry Wall		b-4	Protect House	Damage/Wear	High	\$14.05	5	LNFT	\$70.25
<i>Replace caulking at Bilco access door, water running into basement.</i>											
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	bathroom	204	Protect House	Damage/Wear	Medium	\$1.23	15	SQFT	\$18.45
B2020-03-5C Correct Wood Frame Exterior Window Finish Deterioration by Prep & Refinish	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	bathroom	204	General Improvement	Damage/Wear	Medium	\$4.77	15	SQFT	\$71.55
B2020-03-4C Correct Wood Frame Exterior Window Caulk Deterioration by Clean, Prep	B2020 Exterior Windows	B2020-03 Wood Frame Exterior Windows	Room	205	Resident Curator	Damage/Wear	High	\$1.23	10	SQFT	\$12.30
									Total Cost for	B20 Exterior Enclosure	\$11,662.78

B30 Roofing

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
B3010-01-1C Correct Asphalt and Fiberglass Shingle Remedial Damage by Selective	B3010 Roof Coverings	B3010-01 Asphalt & Fiberglass Shingles			Protect House	Damage/Wear	Immediate	\$6.26	50	SQFT	\$313.00
<i>southeast corner. Leak is deteriorating structure and interior finishes. Period 1</i>											
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and	B3010 Roof Coverings	B3010-01 Asphalt & Fiberglass Shingles			General Improvement	Damage/Wear	Medium	\$2.69	1200	SQFT	\$3,228.00
<i>should be replaced with wood shakes per original construction. Wood shakes and asphalt shingles must be removed. Periods 1,2,4</i>											
									Total Cost for	B30 Roofing	\$3,541.00

C10 Interior Construction

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
C1020-02-17C Correct Non-Existant Gate at Stair to Prevent Access	C1020 Interior Door	C1020-02 Wood Interior Door		101	Public Access	Safety/Health	High	\$881.93	1	EACH	\$881.93
<i>Public can not access second floor without second exit such as fire escape</i>											
C1010-08-2C Correct Wire Mesh Partition Major Deterioration by Demo & Replacement	C1010 Partitions	C1010-08 Wood Frame & Wire Mesh Interior Partitions		301	General Improvement	Safety/Health	Low	\$8.82	90	SQFT	\$793.80
<i>construct railing at floor edge in attic</i>											

C30 Interior Finishes

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		101	General Improvement	Aesthetics	High	\$2.30	360	SQFT	\$828.00
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		102	General Improvement	Aesthetics	High	\$2.30	280	SQFT	\$644.00
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep & water damage	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		103	General Improvement	Damage/Wear	Medium	\$7.63	15	SQFT	\$114.45
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		103	General Improvement	Aesthetics	High	\$2.30	480	SQFT	\$1,104.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish Pine Floor	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		103	General Improvement	Damage/Wear	Medium	\$12.75	275	SQFT	\$3,506.25
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish		103	General Improvement	Damage/Wear	Medium	\$8.13	275	SQFT	\$2,235.75
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		104	General Improvement	Damage/Wear	Low	\$7.63	180	SQFT	\$1,373.40
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		104	General Improvement	Aesthetics	High	\$2.30	350	SQFT	\$805.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish Fir flooring	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		104	General Improvement	Damage/Wear	Low	\$12.75	186	SQFT	\$2,371.50
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish		104	General Improvement	Damage/Wear	Low	\$8.13	176	SQFT	\$1,430.88
C3030-02-2C Correct Interior Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish		104	General Improvement	Damage/Wear	High	\$9.40	10	SQFT	\$94.00

C3030-01-1C Correct Exposed Structure Finish Deterioration by Prep & Refinish	C3030 Ceiling Finishes	C3030-01 Exposed Ceiling Structure	106	General Improvement	Aesthetics	Medium	\$4.88	312 SQFT	\$1,522.56
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	108	General Improvement	Aesthetics	High	\$2.30	320 SQFT	\$736.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>plywood false floor on furring to provide level surface</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	108	General Improvement	Functionality	High	\$12.75	116 SQFT	\$1,479.00
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	109	General Improvement	Aesthetics	Medium	\$2.30	210 SQFT	\$483.00
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	110	General Improvement	Aesthetics	Medium	\$2.30	160 SQFT	\$368.00
C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	111	General Improvement	Damage/Wear	High	\$45.48	100 SQFT	\$4,548.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	111	General Improvement	Damage/Wear	Medium	\$8.13	150 SQFT	\$1,219.50
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep & <i>Use as bedroom for resident curator or office for public access.</i>	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	200	General Improvement	Damage/Wear	Medium	\$7.63	150 SQFT	\$1,144.50
C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace & <i>water damage from roof leak</i>	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	200	General Improvement	Damage/Wear	High	\$45.48	20 SQFT	\$909.60
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	200	General Improvement	Aesthetics	High	\$2.30	350 SQFT	\$805.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>pine floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	200	General Improvement	Aesthetics	High	\$12.75	120 SQFT	\$1,530.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep & <i>Use as bedroom for resident curator or office for public access</i>	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	200	General Improvement	Damage/Wear	Medium	\$8.13	120 SQFT	\$975.60
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	201	General Improvement	Damage/Wear	Medium	\$7.63	100 SQFT	\$763.00

C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	201	General Improvement	Aesthetics	High	\$2.30	260	SQFT	\$598.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>pine floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	201	General Improvement	Damage/Wear	High	\$12.75	80	SQFT	\$1,020.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	201	General Improvement	Aesthetics	High	\$8.13	75	SQFT	\$609.75
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	202	General Improvement	Aesthetics	High	\$2.30	250	SQFT	\$575.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>pine floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	202	General Improvement	Aesthetics	High	\$12.75	60	SQFT	\$765.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	202	General Improvement	Aesthetics	High	\$8.13	60	SQFT	\$487.80
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	203	Resident Curator	Damage/Wear	Medium	\$7.63	150	SQFT	\$1,144.50
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	203	Resident Curator	Aesthetics	High	\$2.30	350	SQFT	\$805.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>fir floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	203	Resident Curator	Aesthetics	High	\$12.75	150	SQFT	\$1,912.50
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	203	Resident Curator	Aesthetics	High	\$8.13	150	SQFT	\$1,219.50
C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	208	General Improvement	Damage/Wear	High	\$45.48	180	SQFT	\$8,186.40
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	208	Resident Curator	Aesthetics	High	\$2.30	400	SQFT	\$920.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	208	Resident Curator	Aesthetics	High	\$8.13	160	SQFT	\$1,300.80

C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		210	Resident Curator	Aesthetics	Medium	\$2.30	120	SQFT	\$276.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>pine floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		210	Resident Curator	Aesthetics	Medium	\$12.75	15	SQFT	\$191.25
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish		210	Resident Curator	Aesthetics	Medium	\$8.13	15	SQFT	\$121.95
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		211	Resident Curator	Damage/Wear	Medium	\$7.63	100	SQFT	\$763.00
C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		211	Resident Curator	Damage/Wear	High	\$45.48	50	SQFT	\$2,274.00
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		211	Resident Curator	Aesthetics	High	\$2.30	400	SQFT	\$920.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>pine floor</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		211	Resident Curator	Aesthetics	High	\$12.75	120	SQFT	\$1,530.00
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep &	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		212	Resident Curator	Damage/Wear	Medium	\$7.63	80	SQFT	\$610.40
C3010-01-3C Correct Poor Plaster Interior Wall Finish by Repainting	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish		212	Resident Curator	Aesthetics	High	\$2.30	350	SQFT	\$805.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		212	Resident Curator	Aesthetics	High	\$12.75	120	SQFT	\$1,530.00
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish		212	Resident Curator	Aesthetics	High	\$8.13	120	SQFT	\$975.60
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish <i>repair access cutouts in floor now covered with loose boards</i>	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor		301	General Improvement	Safety/Health	Medium	\$12.75	40	SQFT	\$510.00
C3010-14-1C Correct Deteriorated Wall Paneling by Removing, Patching, and	C3010 Wall Finishes	C3010-14 Interior Decorative Panels	Bathroom	204	Resident Curator	Aesthetics	Medium	\$10.46	280	SQFT	\$2,928.80

C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace & south wall	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	Hallway	101	General Improvement	Damage/Wear	Medium	\$45.48	150	SQFT	\$6,822.00
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish pine floor	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	Hallway	101	General Improvement	Damage/Wear	Medium	\$12.75	75	SQFT	\$956.25
C3030-02-1C Correct Interior Ceiling Finish Minor Surface Damage by Patch, Prep &	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	Hallway	101	General Improvement	Damage/Wear	Medium	\$8.13	75	SQFT	\$609.75
C3010-01-1C Correct Plaster Interior Wall Finish Minor Surface Damage by Patch, Prep & south wall	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	Hallway	102	General Improvement	Damage/Wear	Low	\$7.63	36	SQFT	\$274.68
C3020-16-1C Correct Softwood Flooring Deterioration by Patch, Prep & Finish fir flooring	C3020 Floor Finishes	C3020-16 Soft Wood Interior Floor	Hallway	102	General Improvement	Damage/Wear	Medium	\$12.75	96	SQFT	\$1,224.00
C3030-02-2C Correct Interior Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	Hallway	102	General Improvement	Damage/Wear	High	\$9.40	96	SQFT	\$902.40
C3010-01-2C Correct Plaster Interior Wall Finish Major Deterioration by Demo, Replace & major cracking	C3010 Wall Finishes	C3010-01 Plaster Interior Wall Finish	Kitchen	108	General Improvement	Damage/Wear	High	\$45.48	350	SQFT	\$15,918.00
C3030-02-2C Correct Interior Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	Kitchen	108	General Improvement	Aesthetics	Medium	\$9.40	116	SQFT	\$1,090.40
C3030-02-2C Correct Interior Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes	C3030-02 Plaster Interior Ceiling Finish	Room	108	General Improvement	Damage/Wear	High	\$9.40	80	SQFT	\$752.00
								Total Cost for	C30 Interior Finishes	\$92,520.72	

D20 Plumbing

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	D2010-01 Water Closets	Whole House		Resident Curator	Damage/Wear	Immediate	\$1,776.00	2	EACH	\$3,552.00
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	D2010-02 Lavatories	Whole House		Resident Curator	Damage/Wear	Immediate	\$921.18	2	EACH	\$1,842.36

D2010-08-1C Correct Bathtub Minor Surface Damage by Refinish Existing	D2010 Plumbing Fixtures	D2010-08 Bathtub	Whole House	Resident Curator	Damage/Wear	Immediate	\$1,289.52	1	EACH	\$1,289.52
<i>Also recommend replacement of exposed faucet on raised bathtub.</i>										
D2020-01-10C Drain Abandoned Domestic Water Piping	D2020 Domestic Water Distribution	D2020-01 Domestic Water Piping & Valves & Insulation	Whole House	Protect House	Functionality	High	\$2.92	120	LNFT	\$350.40
D2020-01-4C Correct Domestic Water Pipe, Vlvs, Ftgs & Insul for New Fixture by Installing	D2020 Domestic Water Distribution	D2020-01 Domestic Water Piping & Valves & Insulation	Whole House	General ImproveGene	Safety/Health	Immediate	\$50.98	50	LNFT	\$2,549.00
<i>Provide connection to municipal water supply and abandon shallow well (30 feet deep) installed in 1988. The municipal water supply has a future connection intended for the manor house located near the public restrooms.</i>										
D2020-01-6C Correct Domestic Water Piping, Vlvs & Insul Deterioration by Demo & Replace	D2020 Domestic Water Distribution	D2020-01 Domestic Water Piping & Valves & Insulation	Whole House	General Improvement	Safety/Health	Immediate	\$7.53	1600	SQFT	\$12,048.00
<i>Recommend that water be tested for lead content. Suspect that the existing water piping leaks when activated. The maintenance staff stated that four years ago the domestic water system was shut off and filled with antifreeze during the assessment. Replace with PVC pipe..</i>										
D2020-03-1C Correct Domestic Water Hydrants & Hose Bibs Major Deterioration by	D2020 Domestic Water Distribution	D2020-03 Domestic Water Hydrants & Hosebibs	Whole House	General Improvement	Functionality	Medium	\$374.80	1	EACH	\$374.80
D2030-01-3C Correct Deteriorated Sanitary Waste Pipe & Fittings by Demo & Replace Pipe	D2030 Sanitary Waste	D2030-01 Sanitary Pipe & Fittings	Whole House	General Improvement	Safety/Health	Immediate	\$86.14	80	LNFT	\$6,891.20
<i>Replace 4" sanitary piping in and outside of house. Provide tie-in to municipal sanitary system located at public restrooms.</i>										
D2030-01-8C Remove and Cap Abandoned Sanitary Waste Piping	D2030 Sanitary Waste	D2030-01 Sanitary Pipe & Fittings	Whole House	Protect House	Functionality	High	\$232.00	2	EACH	\$464.00
							Total Cost for	D20 Plumbing	\$29,361.28	

D30 HVAC

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
D3010-11-1C Correct Deteriorated LP Distribution Piping	D3010 Energy Supply	D3010-11 Liquefied Petroleum Distribution Piping			General Improvement	Safety/Health	Immediate	\$24.84	30	LNFT	\$745.20
<i>Replace existing LP gas piping system with valves and regulator. (approx. 3/4")</i>											
D3040-10-3C Correct Grilles, Registers, Dampers & Diffusers Necessary for Equipment	D3040 HVAC Distribution	D3040-10 Grilles & Registers & Dampers & Diffusers	1st floor		General Improvement	Environmental	High	\$235.87	16	EACH	\$3,773.92
<i>Provide new floor mounted supply and return diffusers for new 1st floor air conditioning.</i>											
D3060-08-1C Correct Space Thermal Control Required by Repair or Replace	D3060 HVAC Instrumentation & Controls	D3060-08 Space Thermal Control	1st floor		General Improvement	Environmental	High	\$1,030.58	1	EACH	\$1,030.58
<i>Provide programmable thermostat for 1st floor air conditioning system.</i>											

D3050-24-4C Correct Deteriorated Cast Iron Radiator by Demo and Replace with Fan Coil or	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	205 Room	205	General Improvement	Safety/Health	High	\$1,776.35	1	EACH	\$1,776.35
<i>Provide new radiator in space where one has not previously been installed. This space is presently unheated. Provide 1 pipe cast iron steam radiator, approximately 4030 btuh, or a 7 section, 2 column, 38" h x 18" x 8" dp radiator.</i>											
D3050-24-3C Correct Cast Iron Radiator Corrosion by Demo & Replace	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	206 Room	206	General Improvement	Safety/Health	High	\$1,335.32	1	EACH	\$1,335.32
<i>Provide new radiator in space where one has not previously been installed. This space is presently unheated. Provide 1 pipe cast iron steam radiator, approximately 4030 btuh, or a 7 section, 2 column, 38" h x 18" x 8" dp radiator.</i>											
D3050-24-3C Correct Cast Iron Radiator Corrosion by Demo & Replace	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	208 Room	208	General Improvement	Safety/Health	High	\$1,335.32	1	EACH	\$1,335.32
<i>Radiator was removed from this room previously. The room is presently not heated. Provide 1 pipe cast iron steam radiator, approximately 4030 btuh, or a 7 section, 2 column, 38" h x 18" x 8" dp radiator.</i>											
D3050-24-3C Correct Cast Iron Radiator Corrosion by Demo & Replace	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	211 Room	211	General Improvement	Safety/Health	High	\$1,335.32	1	EACH	\$1,335.32
<i>The existing radiator is undersized. Provide 1 pipe cast iron steam radiator, approximately 4030 btuh, or a 7 section, 2 column, 38" h x 18" x 8" dp radiator.</i>											
D3040-10-3C Correct Grilles, Registers, Dampers & Diffusers Necessary for Equipment	D3040 HVAC Distribution	D3040-10 Grilles & Registers & Dampers & Diffusers	2nd floor		Resident Curator	Environmental	High	\$235.87	12	EACH	\$2,830.44
<i>Provide ceiling supply and return diffusers for cooling of the 2nd floor. Rooms 205, 206 and 207 are not included in this correction. Ductwork routing problems make that suggestion impractical.</i>											
D3040-11-5C Correct Ductwork & Insulation Necessary for New/Replaced Equipment by	D3040 HVAC Distribution	D3040-11 Ductwork & Insulation	2nd floor		Resident Curator	Environmental	High	\$10.83	1200	SQFT	\$12,996.00
<i>Provide new ductwork and insulation in attic space for cooling of 2nd floor.</i>											
D3060-08-1C Correct Space Thermal Control Required by Repair or Replace	D3060 HVAC Instrumentation & Controls	D3060-08 Space Thermal Control	2nd floor		Resident Curator	Environmental	High	\$1,030.58	1	EACH	\$1,030.58
<i>Provide programmable thermostat for 2nd floor air conditioning system.</i>											
D3040-03-3C Correct Exhaust Fan Not Installed By New Installation	D3040 HVAC Distribution	D3040-03 Exhaust & Induction Fans	Attic		Protect House	Safety/Health	Immediate	\$2,276.64	1	EACH	\$2,276.64
<i>provide an exhaust fan for the room 205 and 206 area to help reduce the chances of mold forming. Mount on East wall.</i>											
D3020-07-1C Correct Chimney Interior Deficiency by Inspection and Cleaning	D3020 Heat Generation	D3020-07 Chimney	B-3 Room		General Improvement	Safety/Health	Immediate	\$16,358.03	1	EACH	\$16,358.03
<i>If chimney cleaning is not practical due to condition of chimney, we recommend installation of a chimney liner.</i>											
D3020-12-1C Correct Boiler Control Equipment Major Deterioration by Demo and Replace	D3020 Heat Generation	D3020-12 Boiler Control Equipment	B-3 Room		General Improvement	Safety/Health	Immediate	\$1,957.01	2	EACH	\$3,914.02
<i>Replace the main F&T trap with new unit for each main branch, approximate size is 2-1/2" for each. Also provide new main air vents near the end of each main, probably two 3/4" vents.</i>											
D3020-01-2C Correct Major Steam Boiler Deterioration by Demo and Replace Boiler and	D3020 Heat Generation	D3020-01 Steam Boiler	B-3 Room	B-3	General Improvement	Safety/Health	Immediate	\$61,825.45	1	EACH	\$61,825.45
<i>Existing steam boiler is LP gas fired. 200,000 MBH input</i>											
D3020-11-1C Correct Steam Condensate Tank/Pump Deterioration by Demo and Replace	D3020 Heat Generation	D3020-11 Condensate Tank & Pump	B-3 Room	B-3	General Improvement	Safety/Health	Immediate	\$10,688.42	1	EACH	\$10,688.42
<i>Existing tank is approximately 24" diameter x 36" long, 46 gallon, System has no condensate pump, gravity fed.</i>											

D3040-10-12C Replace Wall Louver in Poor Condition	D3040 HVAC Distribution	D3040-10 Grilles & Registers & Dampers & Diffusers	Basement	Protect House	Safety/Health	Immediate	\$3,525.90	2	EACH	\$7,051.80
<i>Provide small ventilation louvers or brick vents in the basement wall. Put one on the West side of the basement and one on the East side of the basement. They may be as small as a single brick. The purpose is for ventilation and inhibit formation of mold.</i>										
D3040-11-5C Correct Ductwork & Insulation Necessary for New/Replaced Equipment by	D3040 HVAC Distribution	D3040-11 Ductwork & Insulation	Basement	General Improvement	Environmental	High	\$10.83	1600	SQFT	\$17,328.00
<i>Provide ductwork and insulation throughout basement level for 1st floor air conditioning.</i>										
D3020-23-1C Draing Steam Loop Piping	D3020 Heat Generation	D3020-23 Piping & Heat Loop	Whole House	Protect House	Functionality	High	\$8.75	210	LNFT	\$1,837.50
D3020-23-2C Remove Deteriorated Loop Piping Traps as Necessary and Cap Piping	D3020 Heat Generation	D3020-23 Piping & Heat Loop	Whole House	Protect House	Functionality	High	\$93.00	15	EACH	\$1,395.00
D3040-14-1C Correct Deteriorated or Inadequate HVAC Pipe, Valves, Fittings &	D3040 HVAC Distribution	D3040-14 HVAC Piping System & Insulation	Whole House	General Improvement	Safety/Health	Immediate	\$33.71	210	LNFT	\$7,079.10
<i>Steam piping is a single pipe system and has not been tested as part of assessment. It would be prudent to remove elbow fittings to determine extent of wear and corrosion. If the system is changed to hot water, double the quantity.</i>										
D3040-14-2C Correct Deteriorated or Inadequate HVAC Pipe, Valves, Fittings &	D3040 HVAC Distribution	D3040-14 HVAC Piping System & Insulation	Whole House	General Improvement	Safety/Health	Immediate	\$33.71	110	LNFT	\$3,708.10
<i>Steam piping has not been tested as part of assessment. It would be prudent to remove elbow fittings to determine extent of wear and corrosion. This is a single pipe steam system with radiator valves at terminal units. Piping within 10 feet of boiler should be cast-iron (so it can be broken off with a hammer), and the rest CS pipe with malleable iron fittings.</i>										
D3050-24-1C Correct Cast Iron Radiator Finish Deterioration by Prep & Refinish	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	Whole House	General Improvement	Damage/Wear	High	\$58.72	12	EACH	\$704.64
<i>Sand blast existing cast iron radiators, and treat for removal of corrosion to the extent possible. Consider powder coating instead of painting. If condition of the existing radiators is poor beyond the point of repair, consider replacement with used steam radiators from a salvage yard or visit http://bbs.ws/cgi-bin/eng/bbs.cgi?radiator::1 or http://www.2hsc.com/pdfs/141_RadiatorsCastIron.pdf on the internet. Budget \$2400 per replacement.</i>										
D3050-24-2C Correct Cast Iron Radiator Valve Failure by Demo & Replace	D3050 Terminal & Packaged Units	D3050-24 Cast Iron Radiator	Whole House	General Improvement	Safety/Health	Immediate	\$217.03	15	EACH	\$3,255.45
<i>Provide new thermostatic radiator valve at each radiator. Each valve is approximately \$50 installed.</i>										
							Total Cost for	D30 HVAC	\$165,611.18	

D50 Electrical

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
D5020-21-2C Correct Deteriorated Exterior Lighting by Demo & Replace	D5020 Lighting & Branch Wiring	D5020-21 Exterior Wall Mounted Lighting			General Improvement	Damage/Wear	High	\$1,867.17	3	EACH	\$5,601.51
<i>If fixture is determined to be of historical value, rewiring is recommended.</i>											
D5021-01-3C Correct Receptacles in Poor Condition by Demo and Replace	D5021 Branch Wiring	D5021-01 Receptacles			General Improvement	Safety/Health	Immediate	\$70.15	14	EACH	\$982.10

D5034-01-1C Correct CATV System Not Installed by New Installation <i>Install cable TV service.</i>	D5034 Television Systems	D5034-01 CATV			Resident Curator	Environmental	High	\$1.38	2600	SQFT	\$3,588.00
D5021-02-5C Correct Broken Switch Cover Plate by Install New Cover Plate <i>Replace blank switch covers adjacent to fireplace with covers that are more appropriate to the room.</i>	D5021 Branch Wiring	D5021-02 Switches	103 Room		General Improvement	Aesthetics	Medium	\$8.10	2	EACH	\$16.20
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI	D5021 Branch Wiring	D5021-01 Receptacles	108 Room		General Improvement	Safety/Health	Immediate	\$176.87	3	EACH	\$530.61
D5030-08-2C Correct Fire Alarm Smoke Detector Broken by Replace Smoke Detector <i>Provide smoke detector in kitchen and tie into 1st floor security system.</i>	D5030 Fire Alarm System	D5030-08 Fire Alarm Smoke Detector	108 Room	108	Protect House	Safety/Health	Immediate	\$306.19	1	EACH	\$306.19
D5031-07-1C Correct Security System Inadequate By Demo And Provide New <i>Provide 1st floor security system for doors and windows and Butler door entrance to basement.</i>	D5031 Security Access & Surveillance	D5031-07 Building Wide Security System	1st floor		Protect House	Safety/Health	Immediate	\$16.81	1600	SQFT	\$26,896.00
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI	D5021 Branch Wiring	D5021-01 Receptacles	204 Bath		General Improvement	Safety/Health	Immediate	\$176.87	1	EACH	\$176.87
D5020-08-1C Correct Insufficient Lighting Level by Demo & Replace Lighting with <i>Provide a single lighting circuit for attic rooms 300 and 301, with a lightswitch at the bottom of the stairs.</i>	D5020 Lighting & Branch Wiring	D5020-08 Incandescent Surface Mount Fixture	Attic		General Improvement	Safety/Health	Medium	\$276.89	2	EACH	\$553.78
D5020-08-1C Correct Insufficient Lighting Level by Demo & Replace Lighting with <i>Provide a single lighting circuit for basement landing, crawlspace B-2 and room B-3, all operated from a switch at the top of stairs.</i>	D5020 Lighting & Branch Wiring	D5020-08 Incandescent Surface Mount Fixture	Basement		General Improvement	Safety/Health	Medium	\$276.89	3	EACH	\$830.67
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	D5010-12 Panel Board	Whole House		Protect House	Functionality	High	\$4,898.25	1	EACH	\$4,898.25
D5010-12-2C Correct Improperly Sized Panelboard by Demo & Replace Panelboard <i>The existing 100 amp service should be upgraded to 200 amp service.</i>	D5010 Electrical Service & Distribution	D5010-12 Panel Board	Whole House		General Improvement	Codes/Standards	High	\$6,895.42	1	EACH	\$6,895.42
D5020-08-3C Correct Deteriorated Incandescent Surface Mount Fixture Lighting by <i>If lighting fixture is determined to be of historical value, rewiring is recommended.</i>	D5020 Lighting & Branch Wiring	D5020-08 Incandescent Surface Mount Fixture	Whole House		General Improvement	Safety/Health	High	\$264.95	9	EACH	\$2,384.55
D5020-08-4C Correct Missing Incandescent Surface Mount Fixture Cover by New Installation	D5020 Lighting & Branch Wiring	D5020-08 Incandescent Surface Mount Fixture	Whole House		General Improvement	Aesthetics	Medium	\$151.69	6	EACH	\$910.14
D5021-02-6C Correct Deteriorated Switch by Repair or Replace	D5021 Branch Wiring	D5021-02 Switches	Whole House		General Improvement	Safety/Health	High	\$92.79	21	EACH	\$1,948.59

D5021-03-1C Correct Deteriorated Wiring by Demo & Replace Wiring	D5021 Branch Wiring	D5021-03 Branch Wiring	Whole House		General Improvement	Safety/Health	Immediate	\$9.82	600	LNFT	\$5,892.00
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Some wiring in basement is current, especially under room 106. But most of the wiring appears to be old and unsafe. Replace.

D5090-03-1C Correct Lightning Protection System Non-Code Compliant by Demo &	D5090 Other Electrical Systems	D5090-03 Lightning Protection	Whole House		General Improvement	Safety/Health	High	\$49,956.00	1	LPSM	\$49,956.00
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Total Cost for D50 Electrical \$112,366.88

E10 Equipment

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
E1090-20-1C Remove existing Kitchen Appliances and Replace	E1090 Other Equipment	E1090-20 Residential Kitchen Appliances	Kitchen	108	Resident Curator	Damage/Wear	High	\$753.74	4	EACH	\$3,014.96

replace residential kitchen appliances

Total Cost for E10 Equipment \$3,014.96

E20 Furnishings

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	E2010-10 Wall Cabinet		108	Public Access	Functionality	Medium	\$101.68	6	LNFT	\$610.08

create kitchenette for coffe prep

E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	E2010-10 Wall Cabinet		108	Public Access	Functionality	Medium	\$101.68	6	LNFT	\$610.08
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create kitchenette for coffee prep, etc

E2010-09-1C Correct Deteriorated Base Cabinets by Demo & Replace	E2010 Fixed Furnishings	E2010-09 Base Cabinet	Kitchen	108	Resident Curator	Aesthetics	High	\$117.06	19	LNFT	\$2,224.14
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E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	E2010-10 Wall Cabinet	Kitchen	108	Resident Curator	Aesthetics	High	\$101.68	10	LNFT	\$1,016.80
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Total Cost for E20 Furnishings \$4,461.10

F20 Selective Demolition

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
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F2010-01-1C Demolish Selected Portions of Plaster Wall	F2010 Building Elements Demolition	F2010-01 Minor Demolition for Remodeling	208	Protect House	Functionality	High	\$10.31	100	LNFT	\$1,031.00
<i>Demolish plaster wall as required for structural investigation</i>										

F2020-10-1C Correct Termite Infestation With Corrective Termite Control Actions	F2020 Hazardous Components Abatement	F2020-10 Termite Infestation	Whole House	Protect House	Damage/Wear	Medium	\$1.52	1613	SQFT	\$2,451.76
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Total Cost for F20 Selective Demolition \$3,482.76

H10 Additional Space Requirements

Correction Name	Subsystem Name	Component Name	Area Name	Area #	Bldg Use	Reason	Priority	UnitCost	Quantity	UOM	Cost
H1020-21-1C Correct Deteriorated Toilet Room by Demo and Reconstruct Space	H1020 Space Reconfiguration	H1020-21 Bath/Toilet Room Reconfiguration		204	Resident Curator	Functionality	High	\$160.72	80	SQFT	\$12,857.60
<i>reconstruct existing bathroom for continued residential use</i>											
H1020-21-1C Correct Deteriorated Toilet Room by Demo and Reconstruct Space	H1020 Space Reconfiguration	H1020-21 Bath/Toilet Room Reconfiguration		204	Public Access	Functionality	High	\$160.72	80	SQFT	\$12,857.60
<i>Reconstruct existing bathroom as powder room for staff</i>											

Total Cost for H10 Additional Space Requirements \$25,715.20

Total Cost \$497,250.00