

CRIGLERSVILLE SCHOOL - HOUSE

I. Facility Description

The aluminum sided wood framed dwelling was constructed in the early 1900's and has been used primarily as a residence and also as a residence to house various employees of the school after it was constructed in 1949.

II. Facility Size

Approximately 1,400 SF including the dormered room of the second floor located under the eaves.

III. Improvements / Renovations

No record of improvements other than finishes and at one time, aluminum siding was added to the structure.



IV. Condition

A. Code and Safety

1. ADA / Accessibility

At present there is no accessibility to the structure and is not mandated by code to be compliant.

2. Site

The parking lot is shared by the former school in immediate vicinity to the structure.

3. Building

In referencing an April 13, 2010 Building Inspections report regarding this residence, there is a list of corrections needed for code compliance. In addition we have made several recommendations based on our assessment of the facility.

Required Code and Safety:

- Code corrections based on letter.
- Install a handrail at the rear entry of the home, not mandated by code as this is less than 30" above grade.
- Provide a residential type fire extinguisher on each floor.

Recommended

- Clean and remove all stored materials from the facility.
- Remove existing residential appliances and replace.
- Scrape and repaint all exterior trim – suspected of containing lead paint.
- Prime and repaint existing metal roof to prolong its life expectancy. At time of work inspect and repair any suspected penetrations
- Clean and re-point both the fire place and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
- Remove exterior vegetation from siding and downspouts – replace missing downspouts to conduct rain water away from structure.
- From a system standpoint the heating system, believed to be baseboard needs to be tested as it was not operational at the time of assessment.
- From an electrical standpoint for residential homes, typical issues are non grounded receptacles and/or circuits; no GFCI protection where required; no AFCI protection where required; circuit overloading due to non code compliant receptacle/device circuiting. There are usually too few outlets to meet current code and demands. Finally, the service ground is also an issue sometimes and in many of cases does not exist.
- From reading the assessment provided by Madison County regarding the Criglersville site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could

affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.

B. Site Infrastructure

1. Site Work

Recommend removal of the tree stump adjacent to the front door steps as the roots may continue to expand into the foundation of the structure. Remove other overgrown shrubs.

2. Site Structures

Above ground propane tank. This tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

3. Site Utilities

Well and septic systems are unknown and were not examined during the assessment. As noted above, these utilities remain in the known flood plain of the area and may not be viable use for this facility. In addition power comes overhead to this facility via telephone poles.

C. Primary Systems

1. Foundation and Substructure

Foundation appears to be concrete or masonry with a parge coat of concrete – there are no apparent issues with the foundation condition.

2. Structural System

Assumed to be all wood framing.

3. Exterior Wall Systems

Aluminum siding over original wood siding and wood frame. Interior walls are wood paneling probably over existing plaster walls, but not verified. Original windows are single pane wood double hung with aluminum storm/screens. The windows should be scraped and repainted due to potential lead paint that is peeling. Re-glazing may also be required. Sash operability as well as operations of the storm/screen system should be evaluated and repaired as required to limit energy loss. All exterior trim should be checked for rot and replaced as necessary prior to scraping and repainting. There are some small areas of rot in the porch roof trim.

4. Roof System

Metal roofing that needs to be re-primed and painted. All flashings at chimneys should be examined and possible replaced to prevent roof leaks. Replace missing downspouts and verify that existing gutters are securely fastened to the structure and positively drain.

D. Secondary Systems

1. Ceiling System

On the first floor, the ceiling is assumed to be painted gypsum wall board or plaster and is in good condition. There may be small areas where moisture has previously penetrated and stained the ceiling, however, there were no visible signs of an active leak.

2. Floor Covering System

Various flooring materials exist in the structure including carpeting, painted and stained wood and possible vat floor tile that is been patched and repaired. It is suggested that the floorings in the facility be replaced if they are vat tile or carpeting and wood floors examined for condition and refinishing.

3. Interior Wall and Partition Systems

Wood framed and covered with stained wood paneling.

4. Specialties

Kitchen equipment appears to be in fair condition, although proper operation has not been verified.

E. Service Systems

1. Heating, Ventilating, and Air Conditioning

No AC present in the facility. See above for possible heating source.

2. Plumbing System

Not operational at time of visit, but plumbing to fixtures and fixtures thought to be original and in need of repairs. Fixtures should be replaced to be compliant with current water flow requirements of the code.

3. Electrical Service

Overhead to one main breaker panel that needs to be properly tested and labeled.

4. Electrical Devices

Varies and must be examined for code compliance. Some fixtures may not be working properly and should be examined and if necessary replaced.

5. Conveying Systems

None

6. Other Systems

None

V. Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

CRIGLERSVILLE HOUSE					
No.	Componenet / System	Percent of total	Rating (1 - 5)	Rating %	Adj %
1	Roofing	4.9%	3	0.5	2.45%
2	Exterior Walls	5.4%	3	0.5	2.70%
3	Exterior Windows	2.4%	3	0.5	1.20%
4	Exterior - Doors	0.6%	5	1	0.60%
5	Interior Floors	7.6%	5	1	7.60%
6	Interior Walls	4.0%	2	0.1	0.40%
7	Interior Ceilings	5.4%	2	0.1	0.54%
8	Interior - Other	3.3%	2	0.1	0.33%
9	HVAC	20.7%	3	0.5	10.35%
10	Electrical Lighting	10.0%	3	0.5	5.00%
11	Electrical Distrib.	1.3%	3	0.5	0.65%
12	Electrical Other	0.5%	3	0.5	0.25%
13	Plumbing	5.5%	4	0.75	4.13%
14	Fire / Life Safety	2.3%	3	0.5	1.15%
15	Specialties	0.8%	3	0.5	0.40%
16	Structural	19.3%	1	0	0.00%
17	Technology	3.5%	1	0	0.00%
18	Accessibility	2.5%	1	0	0.00%
					37.75%

VI. Recommendations

A. Immediate Recommendations

- Implement short-term recommendations if home is to be occupied within the next two years.

B. Short Term Recommendations (2-5 Years)

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Recommended

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- Clean and re-point both the fireplace and the chimney prior to use.
- Replace interior carpet and VAT floor tile.
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- From reading the assessment provided by Madison County regarding the Criglersville Elementary School site, there are concerns over the operations of the well and septic that may or may not be separate from the school itself. The implications of the structure existing within the flood plan apply to all three facilities on the property and could affect modifications or operations of the well and septic and will be subject to the health department approval prior to occupancy.
- The above ground propane tank should be inspected and tested and verified that it is still connected to the facility. If not longer in use, recommend that it be removed. Verify local codes and ordinances to verify proper distance from facility.

C. Long Term (5+ Years)

- No recommendations