

EXISTING BUILDING REVIEW

121-123 State Street

Name: C.E. Buell Building

Built/alterations: 1912

Overview:

Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:

The Buell Building has an optical shop/optometrist at grade and most recently two apartments on the second floor and two apartments on the third floor. The second and third floors are vacant.



View of Front Facade



Exterior: View of plaster-coated wall surface



Exterior: View from roof of plaster-coated wall surface showing delamination of the plaster coating



Basement: View of electrical



Basement: View of area below an entry ramp to the first floor retail



First Floor Retail



First Floor Retail



View from third floor landing toward State Street entrance and second floor landing



View from third floor toward stair to roof



View from third floor down stairs to second floor apartment entrances



Upper Floor: Apartment toward State Street window



Upper Floor Apartment



Upper Floor Apartment



Upper Floor Apartment



Upper Floor Apartment



Upper Floor Apartment: Kitchen





Upper Floor: Bedroom



Upper Floor Apartment: Kitchen



Upper Floor Apartment



Upper Floor Apartment: Bathroom



Upper Floor Apartment

121–123 State Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 121–123 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 121–123 State Street is a three-story masonry structure originally constructed in 1910, per city tax records. The primary facade faces north to State Street. A secondary facade faces southwest to Fairchild Street. The east and west walls of the building are party walls with adjacent properties.

Exterior

State Street Facade

The State Street facade is built of iron-spot face brick masonry with limestone trim (Figure 1). The third floor is largely clad with cementitious stucco framed by masonry and features decorative iron railings. A circular opening above the entrance door to the apartments has been infilled with painted plywood (Figure 2). It is not clear if this opening was originally a window or some other facade material. The window openings at the second floor of this facade are formed by true masonry arches, whereas the third floor window openings have steel lintels embedded in the masonry.

Overall, the masonry of the State Street facade generally appears to be in good condition. Portions of the top of the parapet wall were previously repointed; this work was poorly done, with numerous mortar smears and mortar droppings left on the facade (Figure 3). At other areas, occasional open mortar joints were observed (Figure 4). Portions of the stucco cladding at the third floor have cracked and delaminated. One especially large delaminated area was observed in line with the window heads near the middle of the facade (Figure 5). A portion of stucco has previously spalled at the head of the center third floor window, revealing the common brick masonry that underlies the stucco cladding (Figure 6).

The first floor storefronts are relatively new aluminum-framed windows with insulating glazing, above a tile-clad knee wall (Figure 7). No distress related to the storefronts was observed.

The upper floors of the building typically have original double-hung nine-over-one wood windows, covered by aluminum triple-track exterior storm windows (Figure 8). At one third floor apartment, the original window sash and storm windows have been removed and replaced with white vinyl double-hung windows with insulating glazing and false muntins between the glass, imitating the original design. Where inspected, the original wood windows appear intact, with minor paint loss and some localized loss of glazing putty. The window sash have been routed to receive galvanized metal weatherstripping (Figure 9).

Fairchild Street Facade

The Fairchild Street facade consists of the exposed concrete foundation wall at grade, with iron-spot brick masonry above (Figure 10). Limestone is used for window sills. A painted wood stair and platform provides access to a first floor entrance door; there is a sunken well with an entrance door to the basement directly below (Figure 11).

The first floor windows of this facade are relatively new aluminum-framed storefronts with insulating glazing. At the upper two floors of the Fairchild Street facade, each apartment has a door and window overlooking a partially recessed balcony. The iron balconies are connected by fire escape stairs. The balconies and fire escapes appear intact, with areas of paint loss and surface corrosion (Figure 12). The balcony and window openings are constructed with embedded steel lintels; surface corrosion and minor displacement of masonry associated with the bearing points of these lintels was observed (Figure 13).

Party Walls and Roof

At the east and west party walls of the building, there are two-story light wells for the residential apartments of the second and third floors (Figure 14). These walls are clad on the exterior with cementitious stucco. Portions of the stucco have been overlaid with vinyl siding. Access for a close up survey of these walls was not available.

The building roof is covered by a Firestone EPDM rubber membrane. The date June 21, 2010, is handwritten on the membrane and may be the date of installation of the existing roof system. The membrane runs up the reverse face of the parapet walls and under a non-original sheet metal coping. At the street facades, this sheet metal coping covers the original limestone coping (Figure 15). The sheet metal coping has numerous laps and splices that are surface-sealed with untooled sealant (Figure 16). The roof drains to a single drain inlet along the east party wall at the south half of the building.

Potential Exterior Repairs

Localized repointing of brick masonry is necessary at locations of open mortar joints. Also, mortar joints with poorly installed previous repointing should be repointed. The condition of steel lintels bearing in the brick masonry should be investigated in more detail to develop appropriate repairs. The stucco clad portions of the State Street facade require more extensive repair. The entire stucco surface should be sounded, cracked and delaminated portions should be removed, and new cementitious stucco should be installed at these locations.

The double hung wood windows throughout the building should be restored, including stripping and repainting, repairing the wood frame and sash as needed, reglazing, and repairing the pulley and counterweight balance system. If desired, new interior or exterior storm windows can be provided to improve the thermal efficiency of the windows. As part of this work, the newer vinyl double hung windows may be replaced with windows of more appropriate and durable materials that more closely match the historic configuration.

The roof membrane termination details should be reviewed. In particular, the perimeter sheet metal coping is not well detailed and does not appear to be installed in a manner that will ensure long term performance. Also, an alternate detail that does not overlaid the original limestone masonry coping with sheet metal could improve the appearance of the street facades. If required by code, provision for overflow drainage should be provided. The roof membrane, flashings, and drainage for the low roofs at the bottom of the light wells should be inspected.

Interior

The first floor interior is a two-part retail space, now combined for use by one business. Most of the interior finishes are of recent vintage, including wood veneer flooring, carpet, and painted gypsum board walls. The ceiling in a portion of the retail space is an original painted pressed metal ceiling; at other areas, a newer suspended acoustic tile ceiling conceals similar original pressed metal ceilings (Figure 17 and Figure 18). The full extent of the intact pressed metal ceiling finish throughout the first floor level is not known.

The central part of the interior at the second and third floors contains a complex switch-back staircase that connects to entrance doors at both State Street and North Fairchild Street, as well as a series of interior landings for a front and rear door to each apartment (Figure 19). The stairwell also leads to the building roof. The stairwell walls have a painted wood wainscot with painted plaster above. The stairs are covered with carpet. The original wood balustrade, now painted, is damaged in several locations. Some of the damage has been previously repaired with non-original non-matching wood elements.

The second and third floors each have two apartments, now vacant. The four individual apartments have some intact original interior elements, including oak and maple hardwood flooring, stained and varnished window and door trim and baseboards; decorative brick fireplaces; and original three-panel doors (some with transoms) with mortised hardware (Figure 20). Other portions of the apartments, typically kitchens and bathrooms and the south bedroom, have been modernized within the last several decades with low-quality finishes such as wood veneer paneling, sheet vinyl flooring, plastic laminate casework, flat panel doors, and carpeting. Generally, the interior materials are in fair to poor condition, with heavy wear, mismatched repairs, and localized damage.

Interior glass laylights are present in the stairwell and one third floor apartment, corresponding to former skylights at the roof (Figure 21). The skylights have been covered by the EPDM rubber roof membrane.

During a brief walk-through of the basement level, severe efflorescence and water staining was observed along the north wall, at a location corresponding to the left-hand State Street storefront entrance (Figure 22).

Potential Interior Repairs

The first floor retail interiors are generally in good condition. In the future, consideration could be given to removing additional portions of the suspended acoustic tile ceiling and restoring the original pressed metal ceiling.

The second and third floor apartment interiors would require repair of worn and damaged finishes to allow for continued rental housing use.

Figures



Figure 1. Overall view of the State Street facade.



Figure 2. A circular opening above the entrance door to the apartments has been infilled with painted plywood.



Figure 3. Portions of the top of the parapet wall were previously repointed.



Figure 4. Occasional open mortar joints were observed.



Figure 5. View from the roof of one especially large delaminated area of stucco observed near the middle of the facade.



Figure 6. A portion of stucco has previously spalled at the head of the center third floor window.



Figure 7. The first floor storefronts are relatively new aluminum-framed windows above a tile-clad knee wall.



Figure 8. The upper floors of the building typically have original double-hung nine-over-one wood windows, covered by aluminum triple-track exterior storm windows.



Figure 9. The original wood windows appeared intact and have been routed to receive galvanized metal weatherstripping.



Figure 10. Overall view of the Fairchild Street facade.



Figure 11. A painted wood stair and platform provide access to a first floor entrance door; there is a sunken well with an entrance door to the basement directly below.



Figure 12. The balconies and fire escapes appeared intact, with areas of paint loss and surface corrosion.



Figure 13. Surface corrosion and minor displacement of masonry associated with the bearing points of the lintels was observed.



Figure 14. Two-story light well along the east wall of the building.



Figure 15. The sheet metal coping covers the original limestone coping.



Figure 16. The sheet metal coping has numerous laps and splices that are surface-sealed with untooled sealant.



Figure 17. The ceiling in a portion of the retail space is an original painted pressed metal ceiling.



Figure 18. A suspended acoustic tile ceiling conceals other similar original pressed metal ceilings. The full extent of the pressed metal ceiling finish is not known.



Figure 19. The central part of the interior at the second and third floors contains a complex switch-back staircase.



Figure 20. Typical apartment interior showing intact original finishes.



Figure 21. Interior laylight at the third floor corridor.



Figure 22. Efflorescence and water staining at the basement level below the entrance storefront.



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Walk thru Evaluation of 121-123 State Street
Madison, WI
Date of Walk thru 11/18 and 12/5/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
 - a. Foundation Walls. Cut limestone parged.
 - b. Floor/Roof Construction. First Floor: wood joists on wood beams/wood columns. Second/third floors-wood joists on exterior framed walls/interior wood stud bearing walls. Roof: wood joists on exterior framed walls/interior wood stud walls.
 - c. Interior Columns/Bearing walls. The walls on either side of the central stairs are wood stud bearing walls.
 - d. Party Walls. East side adjacent to 117 State- the north portion of 123 building uses west masonry wall of 117 State for bearing. West side of 123 State- the north roughly 20' shares a masonry party wall with 125 State.
2. Building Support
 - a. The building is supported on exterior masonry walls along State/ Fairchild streets. Masonry party walls are used along the adjacent properties 125/117 State up to second level. Above that level is a framed wood stud wall.
 - b. Wood interior bearing walls exist on either side of the central stairs in the upstairs apartment units.
3. Areas of Compromised Structure
 - a. Water infiltration was not observed in the basement.
 - b. Former remodeling. The building's structural framing appears to be as it was originally constructed.
4. Floor./Roof Loading
 - a. Existing Structure Capacity. First floor live load capacity is 75 psf. Second/Third floor live load capacity is 70 psf. Roof (snow) capacity is 45 psf.
 - b. Proposed use. The building's structural framing above the grade level as constructed is not particularly adaptable to other uses besides apartments.
 - c. Existing Use. First Floor-retail at 100 psf. Second/third floors-apartments at 40 psf.
 - d. Roof (snow) load required capacity by present day codes-21 psf. If the occupancy were to change, the drift loading from the adjacent 117 State would need to be considered. By code this would include a maximum drift loading to 61 psf. The existing roof is analyzed to be capable of this drift loading.

GENERAL COMMENTS

The building is three stories with a basement. The first floor is retail and the second and third floors are apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement is divided into segments for the optometrist office fronting on State Street and the washing machine room fronting on Fairchild. The basement walls are limestone with parging. They appear to be in generally good condition on the exposed inner surface. The basement is divided by a central masonry wall that is positioned on the east side of the stair complex. This support line is believed to extend upward thru the building.

GENERAL FRAMING

No building drawings are available. The first floor framing is visible from the basement. It is believed the two north/south framing lines exposed in the basement continue up on either side of the stair for the support of the building above. As witnessed above, the stairs appear to tilt to the west which would correspond to settlement in the wood support line in the basement. The masonry wall may continue upward on the east side of the stair.

FIRST FLOOR FRAMING

Along Fairchild Street a smaller section of basement occurs at the washing machine area. The area is defined by the perimeter basement wall and the extension of the interior masonry bearing wall. The wood joists are supported in the diagonal space on an interior wood column/ beam line. A stair runs alongside the interior masonry wall. The framing for the stair was not adequately built and a steel shoring post has been added to support the floor and that vicinity.

Below the optometrist office, the floor construction is observable. East of the stair the joists span parallel to State Street with no intermediate support. The floor is framed with 2x 14 @12:" oc. For the 18' span the live load capacity is taken as 75 psf. The west side of the basement is framed with 2x12 @16" oc spanning up to 10'. These beams are supported on 8x8 wood beams and corresponding 8x8 wood columns. There is a beam line running north/south adjacent to the basement stair and an intermediate beam line to the west of that beam line. The floor live load capacity based on the floor joists is 120 PSF. The capacity of the 8x8 beam is 85 psf. The present day live load requirement is 100 psf for retail occupancy.

Defects in the floor system are noted on the west side of the stair. The 8x8 wood beam near the base of the stair is notched for a plumbing pipe. The beam capacity is adversely affected by this notch and will require replacement. The beams/columns look almost as if they are railroad ties. The fit up of the beam/ column joints is poor as if done with rudimentary equipment. The poor fit up may have resulted in pressure concentrations and corresponding deformation in the building frame. The wood beams/columns appear quite dry and the surface brittle. There is little resistance to the penetration of a utility knife. We would tend to recommend the replacement of the beam/ column system due to their condition but understand it would require shoring of the entire building height to accomplish.

SECOND AND THIRD FLOOR FRAMING

The third floor framing was observed from unit 4. The third floor is framed with 1 ½" x 11 ½" wood joists spanning east/west to 16' and spaced at 16" oc. The floors bear to the central bearing lines on either side of the stairs. The floors appear to have settled to the west side of the stair runs. In the units themselves the floors are reasonably flat. The floor capacity is calculated at 70 psf.

ROOF FRAMING

The roof framing consists of 1 ½" x 9 ½" @16" oc wood rafters with ceiling joists spanning east/west to 16'. The capacity of the roof framing is 45 psf. The roof is judged capable of resisting the drift loading associated with the adjacent construction should the occupancy be changed. The roofing is a single adhered membrane and is within two years of new.

EXTERIOR WALLS

The exterior wall on Fairchild is dark brick with narrow head and bed joints. This wall would be bearing for the floors and roof. It is through the wall masonry. The concrete header at street level over the basement window is damaged and in need of rebuilding. The wall along State Street would also be through the wall masonry. This wall would not be bearing for the floor/roof construction. The east and west walls above second level are mostly framed walls due to the light wells to the adjacent buildings.

Written by: Robert B. Corey, PE



Photo 1 – Notched 1st floor beam requiring replacement



Photo 2 – Poor fit up and wood density at 1st floor beams and column



Photo 3 – Cast in place concrete area of 1st floor at State Street entrance



Photo 4 – Stair to basement from Fairchild Street

Existing Mechanical Conditions Narrative

C.E. Buell Building 1912

Mechanical System

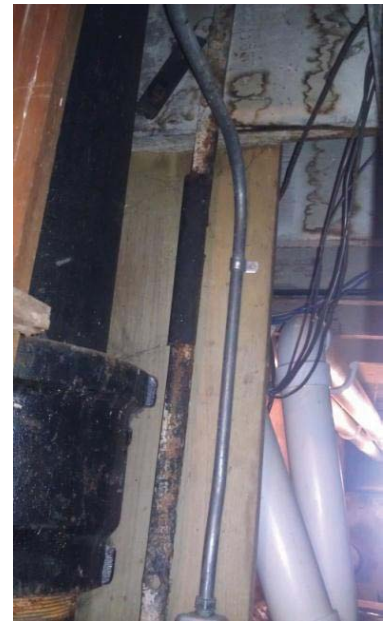
The first floor heating/cooling system consists of a furnace in the basement, and an air cooled condensing unit adjacent to the fire escape. The upper apartments are heated by a pair of gas-fired hot water boilers, also in the basement. A gas-fired water heater provides hot water for the building. There is an internal cast iron storm drain dropping down into the basement and horizontally out to the storm main in N. Fairchild St.. Multiple vertical cast iron sanitary pipes drop into the basement and into the floor. There are two gas meters serving this building and one water meter.



Building service entrances



Hot water boiler



Failing storm main support

The building does not have a fire protection system.



First floor furnace



New water heater

Mechanical Infrastructure

There is a single natural gas service to the building and a single domestic water service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. All of these utilities are from mains in N. Fairchild St. and appear to serve only this building.

Condition Assessment

The two hot water boilers were installed around 1963 which makes them nearly 50 years old but look to be in fair condition for their age. The energy efficiency is expected to be poor and the remaining life expectancy is expected to be short. The furnace appears to be 15-20 years old and in fair condition but that age is considered to at the end of its life.

Some of the hot water piping is new but it is expected that most is original. The domestic water heater is very new and in excellent condition. None of the heating or domestic hot water piping appeared to be insulated.

Sanitary piping is a mix of new (PVC) and old (cast iron) in the basement due to renovations/remodeling over the years but it is expected that much of the piping on the upper floors is original.

Remarks

The existing HVAC system serving the retail space would not be acceptable under the current building code for a business occupancy. While some of the mechanical equipment in the building is in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson

Success by Design

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Walk Thru Evaluation of 121-123 State Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

C. E. Buell Building 1912

Electrical System

The building electrical service is 400amps at 120/208V, 3-phase, from MG&E and enters the basement from State Street. The electrical distribution equipment is located in the basement, and there are nine electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service is in the basement.

Electrical Infrastructure

This building appears to have an independent electrical power system that does not connect to adjacent buildings.

Condition Assessment

Electrical equipment age varies from the 1940's to 1980's, while the 3 meter center is from the 1980's. The majority of the electrical service equipment in the basement is at the end of its useful life. There are several fuse panels in the basement. The fuse panels on the 2nd and 3rd floors serving the apartments were converted to use circuit breakers and are recommended to not be used. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures varied from incandescent fixtures (about 1940's) in the basement, to 1960's incandescent fixtures in the apartments, to recessed fluorescent lights (about 1980's) and incandescent track lights in the retail shop. In general the condition of the light fixtures in the basement and apartment is poor. Wiring device condition and age varies also, ranging from 1960's to 1980's. Receptacle quantity and condition is poor in the apartment. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1940's to the 1980's.

The current wiring device locations in the apartments do not comply with accessibility requirements. Receptacle quantity and locations in the apartments do not comply with current NEC requirements. The fuse boxes converted to circuit breakers are not compliant with current codes. The fuse panels in the basement do not comply with current codes. Compliance with current codes for these items would require branch circuit, receptacle and fuse panel replacement.

The electrical equipment appeared to be accessible for maintenance and repair.



A portion of the older electrical service equipment in the Basement.



The newer electrical meters in the Basement.



Electrical panel on 1st floor retail.



Third floor fuse panel converted to circuit breakers.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

120, 121 ½ State Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 11, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable**. If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable**. If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling: 120, 121 ½ State Street, Madison, Wisconsin
Building Type: Residential/Commercial
Inspector: Mr. Robert (Bob) J. Stigsell
Inspector Certification: AII-03628
Certification Expires: May 25, 2012
Inspection Date: November 11, 2011

Inspector Signature:



List A

**Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)**

Unit #3

Expansion Tank in Foyer Coat Closet (Samples 38-40)

Air-O-Cell Pipe Insulation (Samples 53-55)

Basement

Mag Pipe Insulation (Samples 56-58)

List B

**Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)**

Unit #1

Window Glazing-Double Hung Windows (Samples 1-3)

List C

**Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)**

9" Brown Floor Tile and Black Mastic-Unit #1 (Assumed Positive)

9" Brown Floor Tile and Mastic in Kitchen-Unit #2 (Assumed Positive)

Brown Floor Tile under Foyer Linoleum-Unit #1 (Samples 22-24)

Brown Patterned Kitchen Floor Tile-2nd Layer Down-Unit #2 (Samples 28-30)

Black with White Streaks Fibered Roofing Mastic (Samples 50-52)

List D

**Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)**

Unit #1

Kitchen Linoleum-Top Layer (Samples 4-6)
Kitchen Linoleum-Bottom Layer under Subfloor (Samples 7-9)
Ceramic Tile Grout in Bathroom (Samples 10-12)
Green Bathroom Linoleum (Samples 13-15)
Sheetrock-Throughout (Samples 16-18)
White with Large Green Diamonds Foyer Linoleum (Samples 19-21)

Unit #2

White with Small Green Diamonds Kitchen Linoleum-top layer (Samples 25-27)
Plaster-Throughout Building (Samples 31-37)

Unit #4

Green Self-Stick Floor Tiles over White with Small Diamond Linoleum in Kitchen
(Samples 41-43)

Exterior

Tan Roofing Mastic (Samples 44-46)
Black Roofing Mastic (Samples 47-49)

Basement

Plaster Patch Material (Samples 59-61)
Plaster Ceiling on Boiler Room (Samples 62-68)
Concrete Block Mortar in Furnace Room (Samples 69-71)

1st Floor Eye Contact Shop

Bathroom Linoleum (Samples 72-74)
2' x 2' Ceiling Tile (Samples 75-77)
Drywall Mud (Samples 78-80)
Ceramic Tile Grout on Front Entrance Exterior (Samples 81-83)
Drywall (Samples 84-86)
Exterior Plaster (Samples 87-89)

*****Inspection Notes:**

Unit #3 Floorings are the same as Unit #1

Unit #4 Floorings are the same as Unit #2

1st Floor (Eye Contact) floors not accessible as space is being used. Should be evaluated after vacancy.