

Pacific Cycle – Existing Residence 4908 Hammersley Rd

Iconica Project Number: 20120410

Date of Inspection: November 6, 2012
Report: Capital Needs Assessment
Report By: Robert G. Feller, AIA

Introduction and Overview

Iconica, Inc (Iconica) worked under the authority of the Chris Hornung to create this Existing Building Assessment for the existing single family residence located at 4908 Hammersley Rd in Madison, WI. All spaces and systems were inspected, including heating and cooling systems. Access was not gained to the roof. No destructive inspections were made (i.e. opening the exterior wall cavity to inspect construction). Assessments are based on the site and building conditions as they existed at the time of the inspection.

The purpose of this report is two fold; document the current conditions of the house and identify any deficiencies on key systems, finishes and equipment.

What follows is a report and supporting attachments that document the existing condition of the property. The effective remaining life for key components was established using sound engineering principles and past experience with buildings of this type.

Summary

The scope of the inspection included site features, architectural, structural, mechanical, plumbing and electrical systems and components and interior and exterior finishes.

- Site: Walks, paving, drainage, lighting, landscaping, amenities
- Architectural: Structural elements (foundations, framing, trusses), building exterior (roofing, siding, doors, windows, insulation), interiors (finishes, doors, appliances)
- Mechanical & Electrical: HVAC (Heating, Ventilation, Air Conditioning fixtures, equipment & systems), Plumbing (fixtures, supply/waste/venting systems), Electrical, (fixtures, panels)
- Accessibility: Ramps, handrails, grab bars, clear spaces
- Environmental Concerns: Asbestos, lead paint, mold, pests

Constructed in the 1950's and maintained as a single family house, the structure is in fair condition. The original 1 story building is constructed of concrete foundations, wood framed floors, walls and roof structure. The exterior is sheathed with wood siding and asphalt shingles. All windows appear original to the building. This project has been maintained over the course of its life, but a few items have reached the end of their useful life and will require replacing, including heating/cooling and water heating systems. Due to the age of the building, there are a number of hazardous items that will need to be addressed including removal of asbestos

Existing Building Assessment

materials in the building and probable lead paint on interior wall surfaces. The foundation is showing minor cracking consistent with the age of the property and will require attention in the near future to prevent further damage.

Onsite amenities include semi-attached garage, three season porch and deck. All amenities are in need of repair to keep safe and in good working condition.

Located adjacent to the existing Pacific Cycle Headquarters, the property is on the fringe of residential and commercial properties. The location of the property makes for a good and natural expansion for the existing Pacific Cycle facility.

The first floor interior has received new finishes in the last 10 years and has a pleasant contemporary feel to it.

There is no architectural significance to the building, but efforts should be made to salvage as much as possible for reuse in other properties of similar vintage including, trim, moldings, cabinets, wood flooring and doors. Frank Byrne at Habitat for Humanity will be contacted to coordinate the salvage of all appropriate materials. Additionally metal items such as copper piping, aluminum downspouts and ductwork should be removed for scrap prior to demolition to minimize the amount of material sent to a landfill.

Items such as appliances and equipment should be taken to a scarp yard. Any appliance or equipment containing CFC's should have the CFC's removed by a licensed contractor prior to moving to the scrap yard.

A formal Demolition Recycling and Reuse Plan will need to be completed prior to application for demolition of the property.

Recommendation

It is my recommendation that the existing structure has no architectural significance and should be abated, with as many materials salvaged for reuse on other properties, then removed due to the existing conditions of the property as outlined in this report.

Detailed Description, Observations and Recommendations

Site

Walks and Drives

Building sidewalks are concrete and in poor condition. There are damaged sections that have cracks and major spalling. Accessibility to the building is impeded with stairs that are in poor condition. There is heaving occurring and consideration should be made for replacing all walks. There are no public sidewalks on the property. The existing Asphalt drive has out lived its useful life and is in need of replacement.

Landscaping

Due to the time of year the landscaping did not have leaves, but the species, maturity, and density are of adequate quality.

Garages and Storage Building

The existing semi-attached garage is located on the west side of the house. The garage is in need of maintenance and repair required for the overhead door.

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Architectural

Structural Elements

The subject property is a 1 story structure. The foundation is constructed with concrete walls and floors. Main level walls are constructed with wood studs at both the exterior and interior walls. Floors, roof trusses and sheathing are also constructed of wood. No drawings were available to verify if vapor retarder, porous fill material or insulation were used. It is assumed there is none due to the vintage of the house. No drawings were provided to verify wall, floor or roof construction.

Building Exterior

The building exterior siding appears to be original and is in fair condition. The exterior soffits appear to be in good shape. The garage requires repair work and the existing lean-to shed should be removed or completely rebuilt.

The existing windows appear original and are in fair condition (though not thermally sufficient), but the sealant joints are starting to fail. The sealant around the window frames should be replaced to prevent water infiltration and damage to the wall system. The extent of building insulation was not observed, but it is assumed to be below code standards for new construction.

Mechanical and Electrical

Electrical systems

The building is served by 120/240 volt single phase service.

Power

GFCI receptacles are not installed in the bathroom and kitchen locations and need to be added to meet code.

HVAC Systems

The house is heated by forced air furnace heat. Cooling is provided by way of on grade condenser. The bathroom is not exhausted to the exterior which will eventually lead to moisture issues. The kitchen also is not exhausted to the exterior. Exhaust should be provided to the exterior to prevent moisture build and interior damage including mold build-up.

Plumbing Systems

Almost all fixtures are in fair condition. Toilets are primarily 3 gpf fixtures and should be replaced with 1.6gpf units to conserve water resources.

Lavatory faucets and shower head should be replaced with low flow type to conserve water.

The existing water heater appears in fair condition but is reaching the end of its life. Water softener is in good condition.

Environment Concerns

Asbestos Containing Materials

The subject property was built before the 1978 ban on asbestos containing construction materials. It is fair to assume asbestos exists in the original building. Upon cursory review, there appears to be exposed materials containing asbestos in the basement in the form of floor tiles. These will need to be abated and disposed of properly. Caution should be taken in future demolition and remodeling projects to test existing materials for asbestos.

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Lead Based Paint

The subject property was built before the 1978 ban on lead based paint. It is fair to assume lead based paint exists in the original building. Caution should be taken in future demolition and remodeling projects to test existing materials for lead based paint.

Mold and Mildew

After visual inspection, it was determined that there was no interior, visual presence of moisture intrusion, mold or mildew at the subject property or exterior evidence of standing water, excessive mulch bed height or improper site drainage situations

Flood Zone

The subject property is not located in an area currently identified as a flood zone.

Transmission Lines

Overhead transmission lines were observed being installed in the immediate area of the subject property.

Pest Control

Pest infestations were not observed or reported upon the subject property.

Other Environmental Concerns

No additional environmental concerns were observed or reported upon the subject property.

This constitutes the writer's observations and conversations regarding the conditions on site. This report was prepared in a manner consistent with generally accepted industry practices and standards. All information is to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.

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Robert G. Feller, AIA
Architectural Director

Date

Photos

Attached are photos of the existing facility and conditions:

Existing Building Assessment



4908 Front Elevation

Existing Building Assessment



4908 Garage Elevation



4908 Garage

Existing Building Assessment



4908 Entrance steps and sidewalk – replacement is recommended

Existing Building Assessment



4908 Garage connection

Existing Building Assessment



4908 Back of garage



4908 Three season porch and garage (rear of building) Lean-to shed is in need of re-building

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4908 Three season's porch



4908 Southeast corner facing Pacific Cycle

Existing Building Assessment



4908 Interior of living room



4908 Interior of living room

Existing Building Assessment



4908 Interior of kitchen



4908 Interior of kitchen

Existing Building Assessment



4908 Three season porch interior



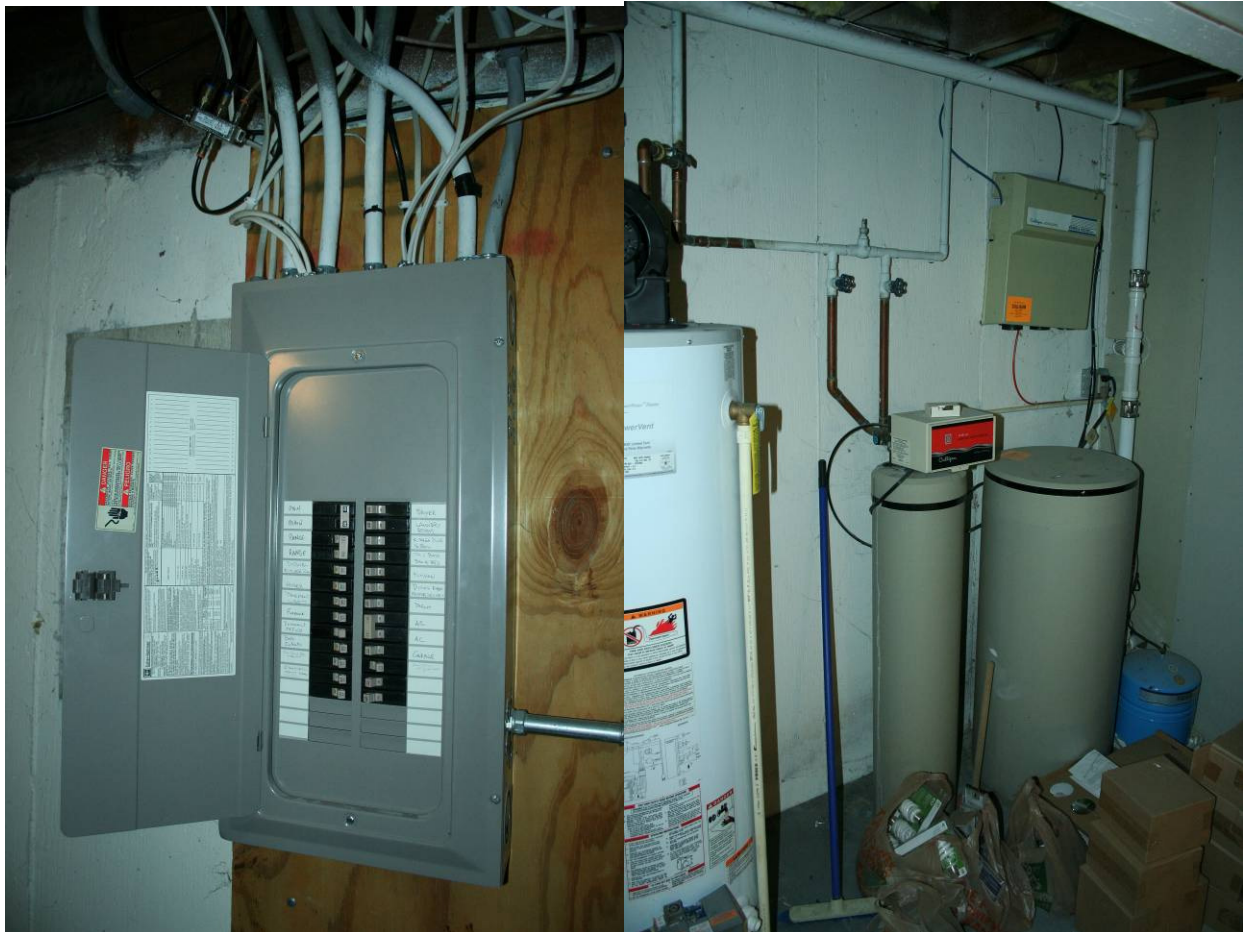
4908 First floor bathroom Interior

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4908 furnace

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4908 Electrical service and water heater/softener

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4908 Basement bath and Laundry



4908 Asbestos tile floor