



BUILDING 2050

Building 2050 is a masonry shop building with tile roof and sheet metal soffits. The windows are steel sash with masonry sills.

Most man doors have been replaced and some of the vehicle openings have been infilled with plywood.



1987 PHOTO

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CONDITION SURVEY

SHOP

1. Birds are entering soffit.
2. T 1-11 infill panels are not appropriate to character of building.
3. Aluminum sliding windows are not appropriate to character of building.
4. Metal sashes are rusting.
5. Caulk at sashes is hardening.
6. Moss is present on window sills.
7. Pounded water is present at man doors.
8. Masonry is soiled with mud at north side.
9. Site does not drain well.
10. Tile is missing at east gable end.
11. Shed roof leaks, rafter ends are splitting and weak, decking is rotting, gravel stop is loose, birds are nesting at column bracing and at junction with building.

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YR.
- C. AS FUNDING PERMITS
- 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

BUILDING 2050

EXTERIOR ELEMENT

LANDSCAPING

	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
SIGNAGE							
DRAINAGE & GRADING	C 2.2					7.9	SLOPE TO DRAIN
LIGHTING							
PLANTING							

FOUNDATIONS

CONCRETE WALL							
CONCRETE PIERS							
SKIRTING							

WALLS

WOOD SIDING	C 4.1					2	REPLACE PLYWOOD
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	C 4.2					8	CLEAN GENTLY
PAINT							
WOOD TRIM							
STEEL COLUMNS							
METAL TRIM	B 4.3						
ASBESTOS SIDING							

ROOFS

COMPOSITION						1	SCREEN SOFFIT
BUILT-UP						11	REPLACE
METAL							
TILE						10	REPLACE MISSING TILE
FLASHING							

ROOF ACCESSORIES

BELL TOWER							
CLERESTORY							
ATTIC VENTS							
GUTTERS							
SCUPPER BOXES							
DOWNSPOUTS							
MISC. PENETRATIONS							

DOORS

WOOD PANEL							
FLUSH WOOD	C 6.7						REPLACE
FLUSH METAL							
GLASS LIGHTS	C 6.1						PAINT
HARDWARE							
TRANSOM							
WOOD OVERHEAD							
METAL OVERHEAD							

WINDOWS

WOOD DOUBLEHUNG							
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER	A 7.2					2.4	REPLACE ALUM/REMOVE RUST PAINT
METAL DECORATIVE							
SCREENS/BARS							

PORCHES

ROOFED							
ENCLOSED							
CONCRETE STEPS							
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING							
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							

FIRE ESCAPES

METAL							
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CHIMNEYS

MASONRY							
METAL							

MAINTENANCE AND REPAIR NOTES

SHOP BUILDING

1. **BIRDS**
 - a. Close or screen openings.
 - b. Remove bird droppings from face of building.
2. **T 1-11 PANELS**
 - a. As budget permits, replace with horizontal siding characteristic of the period.
 - b. Since plywood siding may not last as long as horizontal siding, its eventual replacement must be budgeted for.
3. **ALUMINUM WINDOWS**
 - a. Replace with wood sash windows.
4. **RUSTING SASHES**
 - a. Remove all rust with wire brush, sanding and steel wool.
 - b. Protect glass.
 - c. Prime immediately.
 - d. Replace loose, missing or cracked glazing putty.
 - e. Paint with oil based semi-gloss paint.
 - f. Oil hardware.
5. **CAULK AT SASH**
 - a. Remove hardened, brittle caulk.
 - b. Replace with new resilient caulk all around.
6. **MOSS ON SILLS**
 - a. Remove with natural bristle brush and bleach solution.
 - b. Rinse and dry.
7. **PONDED WATER**
 - a. Repave to slope toward existing drains.
8. **SOILED MASONRY**
 - a. Scrub with natural bristle brush and spray from garden hose.
 - b. Clean periodically to keep masonry free of material which holds moisture.
9. **SITE DRAINAGE**
 - a. Regrade to drain away from building and work areas.
10. **GABLE END TILE**
 - a. Replace with tile matching existing in appearance and quality.
11. **SHED**
 - a. It is probably time to rebuild this shed.
 - b. Follow similar timber framing and bracing details.