

HISTORIC STRUCTURE ASSESSMENT REPORT

CARL SANDBURG HOME

CARL SANDBURG HOME
NATIONAL HISTORIC SITE,
FLAT ROCK, NC



NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER
FREDERICK, MD
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CARL SANDBURG HOME CARL SANDBURG HOME NATIONAL HISTORIC SITE HISTORIC STRUCTURE ASSESSMENT REPORT

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PREPARED BY

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Historic Preservation Training Center
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DISTRIBUTION OF THE REPORT

Report distributed per the Project Agreement as follows:

HPTC will provide CARL with three hard copy versions and three CD-ROM electronic versions containing the report. All architectural sketches and photographic documentation will be turned over to the Park.

HPTC shall retain a copy with duplicates of all photographs for the HPTC library.

ACKNOWLEDGEMENTS

HPTC would like to thank Connie Backland, Superintendent and Jeri DeYoung, Chief of Resources and Facility Management, for forging the partnership between Carl Sandburg Home National Historic Site and the Historic Preservation Training Center, National Park Service. Also, we would like to thank the CARL maintenance and curatorial staff for all of their help with logistics and site preparation.

PROJECT OVERVIEW

BACKGROUND

This project has been conducted under the auspices of a Project Agreement between the U.S. Department of the Interior, National Park Service, Historic Preservation Training Center (HPTC) and the Carl Sandburg Home National Historic Site. Under this Project Agreement, HPTC agreed to prepare a Condition Assessment Report of the Carl Sandburg Home, which will guide future preservation treatments.

This Condition Assessment Report will serve several functions in the stewardship of the structure. Primarily, it will serve as a general management tool for those responsible for the structure. This report will provide a concise assessment of the existing conditions of the structure, appropriate treatment recommendations, and associated cost estimates to carry out the treatment recommendations. As a management tool, the report will assist with the phasing of work, acquisition of funds necessary for completion of the project, and identify those deficiencies that are most acutely in need of repair. As a secondary function, this report will be instrumental in the development of detailed treatment recommendations for individual tasks. It will also serve preservationists in the treatment and handling of individual components, e.g. roof, windows, siding, etc. Finally, this report will serve the Park employees in the hands-on care of the structure by identifying deficiencies and related treatment recommendations.

RESOURCE ORIENTATION INFORMATION

Location:	1928 Little River Road
City:	Flat Rock, NC
County:	Henderson
Resource Name:	Carl Sandburg Home/Connemara
Year Constructed:	1838
Year Purchased by the Park:	1969
Owner/ Manager:	Carl Sandburg Home National Historic Site
Current Use:	House Museum
Open to Public:	Yes
National Register Status:	Listed -1978

PERIOD OF SIGNIFICANCE

The period of significance for the purposes of the treatment recommendations in this report has been established as 1838 - 1967. This period represents the original phase of construction through the 22-year period of Carl Sandburg's residence.

PROJECT OF PARTICIPANTS

The following individuals were key participants in the development of this project:

CHCH

Jeri DeYoung, Chief of Resources and Facility Management

HPTC

Sharon Feeney, Exhibits Specialist

Louis Brown, Maintenance Worker

SCOPE OF PROJECT AND OBJECTIVES

The Condition Assessment determines in a comprehensive way the current condition of the various structural and architectural elements and features of the building. In addition, it indicates those deficiencies that could lead to further damage. Conditions rated as Good, Fair, or Poor describe the actual condition of the features that are evaluated. The feature is also rated as Critical, Serious, or Minor to indicate the significance of the deficiency of the feature.

Features covered in this report include:

- Exterior Features, e.g., the roof covering, windows, porches, etc.
- Structural Features, e.g., foundation, floor framing system, the roof structure, etc.
- Interior Finish Features, e.g., floor, wall & ceiling finishes, fireplaces, etc.

A list of Character Defining Features was also developed for the exterior of the structure. A character defining feature is a feature that significantly contributes to the overall appearance and "feel" of the structure. The identification of these features is important because it assists in determining which features are critical to preserve and maintain. This list also aids in determining which type of preservation treatment is most appropriate.

Prioritized treatment recommendations were also developed for each deficiency to assist in the planning and preservation of the building. The treatment recommendations comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Also, the recommendations are specific enough to indicate any archeological, engineering, or architectural work necessary prior to the commencement of hands-on preservation work. Treatment recommendations are arranged to indicate Critical, Serious and Minor levels of treatment. Preliminary cost estimates are also included with each treatment recommendation. These cost estimates will assist in the planning and funding acquisition of the overall project.

DEFINITION OF PRESERVATION TREATMENTS¹

A Preservation approach has been taken with the Carl Sandburg Home. Preservation is appropriate “*when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations.*”²

The following Definitions, Standards and Guidelines are taken from The Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, - NPS, Heritage Preservation Services website - www2.cr.nps.gov.¹

PRESERVATION MAINTENANCE

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

¹ *Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, by Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, Cultural Resources Stewardship and Partnerships, Heritage Preservation Services, Washington, D.C., 1995 - NPS, Heritage Preservation Services website - www2.cr.nps.gov.

² Ibid

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Guidelines for Preservation

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment Preservation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure

Deteriorated portions of a historic building may need to be protected thorough preliminary stabilization measures until additional work can be undertaken. *Stabilizing* may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Preservation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of

protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, *repairing by stabilizing, consolidating, and conserving* is recommended. Preservation strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment Preservation, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the *limited replacement in kind* of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment Preservation. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the Preservation guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

INSPECTION AND CONDITION ASSESSMENT

PROJECT METHODOLOGY

HPTC conducted an exterior and interior condition assessment of the Carl Sandburg Home. The focus of the investigation was primarily on the exterior envelope with significant areas of deterioration noted on the interior. The character defining features of the structure were determined through a field survey conducted on-site. This established the building feature master list for each building that was used to conduct the inspection and assessment. The HPTC team conducted the inspection and assessment during a field trip to the site the week of November 8, 2010.

Features have been assessed to determine if they are in **Good, Fair, or Poor** condition and assigned a maintenance deficiency rating of **Critical, Serious, or Minor**. Definition of these terms are derived from the NPS Inventory Condition Assessment Program (ICAP) and the Park Facility Management Division's Asset Management Process (AMP), Facility Management Software System (FMSS) and Facility Condition Assessment Survey (FCAS) and adopted for use by the HPTC. Definitions are provided in this report.

Project tasks included the following steps: field research and documentation, inspection and condition assessment, architectural documentation, and the development of the Historic Structure Assessment Report for the documentation and planned implementation of the recommended treatments for preservation and rehabilitation. The following list is a more detailed description of the steps involved in the development of the treatment recommendations provided for implementation.

Field Research and Documentation – HPTC researched and gathered existing available background documents and drawings.

Inspection and Condition Assessment - Field inspections and condition assessment were conducted by the HPTC project team. Maintenance deficiencies were determined and preservation treatment recommendations were developed.

Fieldwork was conducted during a site visit to investigate, assess and document the condition of the structures. The finished walls and floors allowed minimal access to structural members on the interior. Windows and doors were individually assessed and condition schedules provided as part of this report.

Architectural Documentation - HPTC used field drawings as base sheets for this project. A marked-up set noting room, window and door locations is included by HPTC for reference.

Historic Structure Condition Assessment Project Report – Results of the feature inventory and condition assessment are compiled into a report. Work tasks are prioritized according to condition assessment rating and maintenance deficiencies. Treatment recommendations will be developed to correct existing deficiencies; a one to three year maintenance time period has been established for the purposes of this exercise.

Maintenance sustainability will be considered through improvements to installations and material upgrades only as within the definitions of preservation maintenance.

Objectives - The objectives of the project have been:

- ❖ to determine the actual condition of the structure through a survey of the building features,
- ❖ to provide an analysis of the condition of the individual building components that contribute to the general condition of the structure,
- ❖ to prioritize the maintenance and repair work necessary to ready the structure for the next 1 to 3 year period,
- ❖ and, to make recommendations, where necessary, on how to implement the treatment recommendations.

BUILDING FEATURES MASTER LIST

The first step in the process of an overall building inspection is to develop the building feature master list. This list identifies all building features of the existing structure and immediate site. It includes the character defining features that are part of the condition assessment.

CARL SANDBURG HOME BUILDING FEATURES MASTER LIST	
SITE Site Drainage Building Drainage System Exterior Paving STRUCTURE Foundation Floor Structure Wall Structure Roof Structure EXTERIOR ENVELOPE Wall Surface Covering Roof Surface Covering Roof Drainage System Chimneys Roof & Chimney Flashing Architectural Trim WALL OPENINGS & PENETRATIONS Windows Doors Dormers Skylight	PORCHES First Floor North Porch West Balcony West Porte Cochere East Conservatory East Screen Porch INTERIOR ENVELOPE Basement/Ground Floor First Floor Second Floor ENGINEERING SYSTEMS Intrusion Detection & Alarm Fire Detection & Alarm UTILITY SYSTEMS Electrical Service & Distribution Heating System/HVAC Plumbing

CONDI TION ASSESSMENT STANDARD DEFINITIONS

The following standard condition assessment definitions are based on those outlined by the National Park Service Inventory Condition Assessment Program (ICAP, 1998) and the Park Facility Management Division's Asset Management Process (AMP), Facility Management Software System (FMSS, 2002) and Facility Condition Assessment Survey (FCAS, 2002) and adopted for use by HPTC. For the purposes of this report, these definitions were rigidly adhered to as a way to qualitatively assess the current condition of the Carl Sandburg Home.

The various condition assessment systems (ICAP, FMSS, and FCAS) focus on gathering inventory and major assessment data on buildings. The Washington Offices (WASO) of Engineering and Safety Services and the Park Historic Architecture Division developed ICAP (1994-98) and Park Facility Management Division developed FMSS and FCAS (2000-02). They are ultimately a tool for planning and scheduling work on individual structures and features. They are an instrumental tool to assist with annual or regular inspections. These systems are widely utilized within the National Park Service to assist managers in identification and organization of feature inventory and condition assessment information for all physical assets. They enable proactive management of assets, with emphasis in the areas of maintenance, preservation of historic structures, operations, and planning.

Qualitative Condition Ratings

Good - This rating indicates that:

- (a) routine maintenance should be sufficient to maintain the current condition; and / or
- (b) a cyclic maintenance or repair / rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

Fair - This rating indicates that:

- (a) the feature generally provides an adequate level of service to operations, but
- (b) the feature requires more than routine maintenance attention.
- (c) This rating also indicates that cyclic maintenance or repair / rehabilitation work may be required in the future.

Poor - This indicates that the feature is in need of immediate attention. This rating also indicates that:

- (a) routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- (b) cyclic maintenance should be scheduled for the current year and / or
- (c) a special repair / rehabilitation project should be requested consistent with park requirements, priorities, and long term management objectives.

Maintenance Deficiency Priority Ratings

Listed as “Priority Ratings” on the *Feature Inventory Condition Assessment Tables*, these ratings are based on the condition rating of each feature and a priority rating was established. These priority ratings indicate either a **critical**, **serious**, or **minor** deficiency priority rating.

Critical – (Emergency / Immediate)

- ❖ This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature ***if not corrected within 1 year***; or
- ❖ There is accelerated deterioration of adjacent or related materials or systems as a result of the feature’s deficiencies ***if not corrected within 1 year***; or
- ❖ There is an immediate threat to the health and / or safety of the user; or
- ❖ There is a failure to meet a legislated requirement.

Serious – (Immediate / Short Term)

- ❖ This rating defines a deteriorated condition that if not corrected ***within 1 to 3 years*** will result in the failure of the feature; or
- ❖ A threat to the health and / or safety of the user may ***occur within 1 to 3 years*** if the ongoing deterioration is not corrected; or
- ❖ There is ongoing deterioration of adjacent or related materials and / or features as a result of the feature’s deficiency.

Minor – (Short Term / Long Term)

- ❖ This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- ❖ There is reduced life expectancy of affected adjacent or related materials and / or systems ***within 3 to 5 years and beyond***; or
- ❖ There is a condition with a long term impact ***within 3 to 5 years and beyond***.

NOTE: slightly revised definitions are found in the FCAS Student Manual and are derived from the *Facility Maintenance Assessment and Recommendations (FMAR)*, Appendix ‘B’, Department of the Interior Study Team, 1998³.

DISCUSSION OF FINDINGS

GENERAL CONDITION OF THE SITE AND BUILDING

³ Facility Condition Assessment Survey (FCAS) Student Manual, National Park Service, Park Facility Management Division. Prepared by The Eppely Institute, Bloomington, IN. January 2002.

*Historic Structure Assessment Report, Carl Sandburg Home
Carl Sandburg Home National Historical Site, Flat Rock, NC, December 2010*

Overall, the house was found to be in fair condition. Closer inspection revealed several features, including the site and building drainage, the roof coverings and components of the conservatory were in poor condition. These features have begun to fail due to moisture infiltration, poor design, and/or exposure to the elements. If these features are not addressed immediately, the overall condition of the building could deteriorate.

Recommended treatments focus primarily on the preservation and rehabilitation of the exterior envelope and as well as the interior features that are compromised. If a complete interior preservation is undertaken, it should be noted that the costs for the removal and storage of the collections could be substantial. Certain features that are damaged beyond repair may be replaced in-kind or with compatible substitute material. Other missing features may be replaced. Implementation of the prioritized recommended treatments within the established one to three year time period will insure the overall integrity, both historical and structural, of the building.

PRIORITIZED MAINTENANCE DEFIECIENCY RATINGS SUMMARY

The following table is organized using the features defined in the Building Features Master List and the information found in the individual building reports. The order of the list is determined by the Features' Condition Ratings and Priority Ratings, starting with the most critical, immediate needs and ending with the least immediate needs. If the critical features listed in the Prioritized Maintenance Deficiency Ratings Summary are not addressed within the next year, significant loss of historic fabric may occur.

FEATURE LOCATION	FEATURE NAME	CONDITION RATING	PRIORITY RATING
Site	Site & Building Drainage	Poor	Critical
Porches	Conservatory	Poor	Critical
Exterior Envelope	Roof Surface Coverings	Fair to Poor	Serious
Exterior Envelope	Roof & Chimney Flashings	Fair to Poor	Serious
Wall Openings & Penetrations	Skylight	Poor	Serious
Mechanical Systems	Plumbing	Poor	Serious
Porches	North Portico	Fair to Poor	Serious
Exterior Envelope	Roof Drainage System	Fair	Serious
Exterior Envelope	Chimneys	Fair	Serious
Exterior Envelope	Architectural Trim	Fair	Serious
Structure	Foundation	Fair	Serious
Site	Exterior Paving	Fair to Poor	Serious
Structure	Foundation	Fair	Serious
Wall Openings & Penetrations	Dormers	Fair	Serious
Wall Openings & Penetrations	Exterior Doors	Fair	Serious
Porches	Porte Cochere	Fair	Serious
Wall Openings & Penetrations	Basement Windows	Fair	Serious
Wall Openings & Penetration	First Floor Windows	Fair	Serious
Wall Openings & Penetrations	Second Floors Windows	Fair	Serious
Interior Envelope	Second Floor Finishes	Fair to Poor	Minor to Serious
Exterior Envelope	Wall Surface Covering	Fair	Minor

Interior Envelope	First Floor Finishes	Fair	Minor
Interior Envelope	Basement/Ground Level Finishes	Fair	Minor
Porches	West Porch	Fair	Minor
Structure	Roof Structure	Fair	Minor
Structure	Wall Structure	Fair	Minor
Engineering Systems	Intrusion Detection & Alarm	Fair	Minor
Engineering Systems	Fire Detection & Alarm	Fair	Minor
Mechanical Systems	Electrical Service & Distribution	Fair	Minor
Mechanical Systems	Heating System	Fair	Minor

RECOMMENDED PRESERVATION TREATMENTS

The following recommended preservation treatments are intended to repair with the least degree of intervention and to preserve Carl Sandburg Home. Certain features were found to be in state of severe or moderate deterioration and will need to be replaced. That type of activity is recognized within the definition of preservation. Other features were noted with moderate to low levels of deterioration. They should be repaired and/or cleaned rather than replaced. All repairs/replacements should continue to be maintained, cleaned and repaired when necessary to sustain their serviceable life.

SUMMARY OF RECOMMENDED PRESERVATION TREATMENTS

The following list is a summary of prioritized recommended preservation treatments as well as more general recommendation treatments. The Feature Description, Condition and Recommended Treatment Survey Forms should be referenced for the complete feature descriptions, conditions and recommended treatments as well as associated costs estimates to implement the treatment recommendations.

Immediate Tasks

- ◆ Have the ground floor level inspected by pest services company for the possible presence of termites; Treat accordingly
- ◆ Contact the gutter contractor recently utilized and adjust the west bay window gutter so it drains properly

Short Term Tasks

- ◆ Replace roof surface coverings with in-kind material
- ◆ Address site/building drainage issues
- ◆ Reference individual treatment forms and Prioritized Maintenance Deficiency Table for a complete list

General Recommendations

- ◆ Conduct a Hazardous Materials Survey to determine the presence of any hazardous materials (i.e. lead paint, asbestos) in the building.
- ◆ Have the structural framework inspected by a Structural Engineer to determine the current live load of the floors and what would be required to allow the structure to be open to the public
- ◆ Document all rehabilitation/preservation/maintenance work completed on the structure through photographic documentation as well as narrative accounts
- ◆ Any contractor carrying out recommended treatments should have prior experience working on historic structures and should be required to prepare a Historic Structure Record of Treatment which will document all executed work.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Site	Site/Building Drainage			Poor	Serious

Feature Description

The Carl Sandburg Home is built into a hillside, with the area immediately surrounding the house level. Positive drainage exists on the North, East and West elevations. The south elevation faces the hillside.

In-ground drainage boots collect water from the downspouts around the building. To the west of the house, three drainage lines are visible – one protruding from the asphalt driveway and two in the grassy area next to the Swedish House. A fourth drainage line is visible in the North grounds in front of the fountain.

Feature Condition

Due to the incline behind the south elevation, the building is vulnerable to moisture infiltration due to rain runoff. As such, a functioning site drainage system is essential. While an underground drainage system exists, Park staff indicated they believe it may be blocked/clogged. During rain storms, water collects on the pavement under the porte cochere. Also, leaves and dirt build-up were visible in the drainage boots.

Treatment Recommendations

- Clean/jet the drain lines to remove debris. Scope the drain lines to determine if any of the pipes have collapsed.
- Undertake repairs to the underground drainage system based on the result of the scope. *(Note: Repairs could be substantial based on the outcome of the underground drainage investigation. For example, a new sub-surface drainage system may be required.)*
- Install a drain in the pavement under the porte cochere that connects to the underground drainage system.
- Follow recommendations under Roof Drainage System.
- Follow recommendations under Exterior Paving.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Jet and scope underground drain lines	Per job	\$3,000
Repair underground drainage lines (general estimate – actual costs will be based on the result of the scope)	Per job	\$10,000
Install drain in pavement under porte cochere (<i>in conjunction with paving repairs</i>)	Per job	\$750
TOTAL		13,750.00



Front (N) view of house.



View of asphalt drive on the W elevation.



Gutter connected to boot at SW corner.



Gutter draining boot at porte cohere. Full of leaves.



Concrete paved area under porte cochere. Concrete ledge prevents water from draining away from the door.



View of concrete slab; Concrete cracked likely due to repeated freeze/ thaw cycles.



Outlet drains onto asphalt drive.



Another drainage outlet to the S of the Swedish House.



Third drainage outlet sits in the wooded area between the Swedish House and the driveway.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Site	Exterior Paving			Fair to Poor	Serious

Feature Description

An asphalt driveway runs from the main gate to the north elevation steps. The driveway splits off at the NE corner and continues along the west elevation, ending the porte cochere concrete. A gravel drive surrounds the remainder the building.

Pavers run from the road, past the Swedish house to the porte cochere. Pavers also run along the north elevation leading to the visitor entrance.

Feature Condition

The concrete under the porte cochere is heaving and cracked.

The asphalt driveway appears to be a recent addition and is in good condition.

Treatment Recommendations

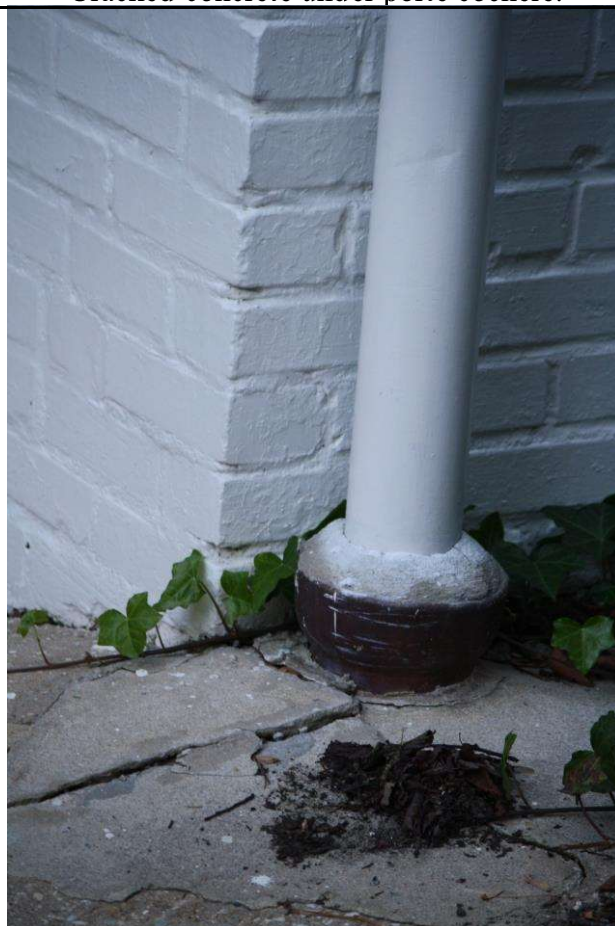
- a. Replace the concrete under porte cochere

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Replace concrete	Per job	\$7,000.00
TOTAL		\$7,000.00



Cracked concrete under porte cochere.



Cracking and heaving at SW corner.



Gravel drive surrounds the house.



Asphalt driveway in good condition.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Foundation	Granite/Brick	Rough cut	Fair	Serious

Feature Description

The main block foundation is constructed of rough cut granite. The walls are approximately 2' thick and the exposed stone on each elevation varies, ranging from roughly 6' to 8'. The south addition foundation is constructed of brick. Vegetation abuts the foundation walls on all four elevations.

A lime based mortar was utilized to lay the stone. The mortar has a red hue, likely from the local soils. The exterior face of walls has been painted with high gloss white paint. The majority of the interior walls are parged.

Feature Condition

On the exterior, the paint coating makes it difficult to discern any deficiencies, but the walls appear sound. Selective repointing is necessary.

Viewing the walls from the interior, deteriorated brick is visible at the base of the wall between Room 001 and Room 018. The Historic Structures Report indicates that this wall was a later addition by the Sandburgs. It appears the deteriorated brick has been present for quite some time and has not continued to deteriorate. However, the areas around the chimney bases should be repaired.

Treatment Recommendations

- a. In the future, the masonry should be painted with a mineral based paint versus a latex paint. A mineral based paint (such as Kiem) will allow the masonry to breathe and also allow any moisture to dissipate.
- b. Repair areas of deteriorated brick.
- c. Rake out and repoint deteriorated joints using a historically appropriate mortar.
- d. Follow recommendations in Site/Building Drainage
- e. Install roof drainage system to direct water away from the building (*see Roof Drainage*)

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair deteriorated areas of brick	Per job	\$4,000
Rake out and repoint joints	\$35/sf	\$6,125
TOTAL		\$10,125



Stone foundation on North elevation; painted white with high gloss latex



Scratch coat by door in north wall of room 001



Pipes run through stone wall on interior



Granite lintels over doors and windows



West elevation – Main block stone foundation and brick foundation of addition visible.



Base of the chimney is deteriorated (wall between Room 001 and 018).

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Floor Structure	Indigenous Hardwoods	Hewn & Circular Sawn	Fair	Serious

Feature Description

The floor structure for the first floor main block is visible in Room 018. The structure consists of 2 ½" x 7 ¾" to 9 ¾" joists that run north to south. The joists are spaced approximately 22" to 24" O.C. A 7" x 9" summer beam runs down the center of the room. 5" floorboards that run east to west are nailed to the joists. A series of steel I-beams and lolly columns are installed in Room 018.

The addition floor structure consists of 2" x 10" joists spaced roughly 16" O.C. Cross-bracing is installed between the joists. An 8" diagonal subfloor is nailed to the joists. Several joists have been sistered and lolly columns are installed in Room 011.

The second floor framing system was not visible.

Feature Condition

The majority of the joists appear in fair condition. Over the years, portions of the joists have been replaced or sistered. Some minor evidence of insect infestation is visible and holes have been drilled in the joists to accommodate wiring. Also, pipes are attached to the joists for the heating and fire suppression systems.

A noticeable slope exists on the first floor near the stairs (Rooms 115 & 118). The system of I-Beams and lolly columns are installed below this area.

Treatment Recommendations

- Treat joists with a wood preservative/insect repellent such as Bora-Care.
- Conduct annual inspections of the floor structure for early detection of possible termite infestation.
- Consult with a Structural Engineer to determine the current live load of the floors and verify that the existing support system is adequate.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Treat joists with Bora-Care	Per job	\$1,000
Engineer Consult	Per job	\$3,000
TOTAL		\$4,000



Steel I-beams and lolly columns in Room 018; Some joists replaced.



Summer beam in Room 018.



Joists run north to south; Heater attached to joists.



Floor structure in addition; Pipes and wires attached to joists.



Lolly column under triple joist in Room 011.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Wall Structure			Fair	Minor

Feature Description

The walls are wood framed above the masonry foundation. 3" x 4" studs are spaced approximately 24" on center. Horizontal lap siding is nailed to the exterior face of the studs. The siding is approximately 1" thick with a 5 1/2" exposure and painted with a high gloss latex paint. Wood lath is fastened to the interior face and covered with a three coat plaster system.

Feature Condition

From the accessible portion of the framing, the wall structure appears to be in fair condition. Evidence of insect infestation was visible on the gable walls studs in the attic, but the material was sound.

Treatment Recommendations

- a. No treatment recommendations at this time, however if additional damage is discovered several studs may require sistering or replacement

Cost Estimate for Treatment Recommendations

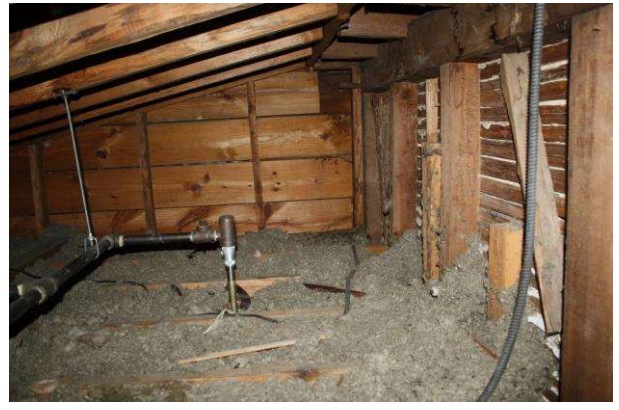
Material & Amount	Unit Cost	Cost
TBD		
TOTAL		TBD



Walls studs on gable wall.



View of wall system in the addition crawl space.



Wall studs and siding visible for the addition S wall.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Roof Structure	Indigenous hardwoods	Circular & ratchet sawn	Fair	Minor

Feature Description

The roof structure is comprised of 3" x 4 3/4" rafters spaced approximately 2' O.C. Sheathing boards approximately 7" in width are nailed to the rafters. A ridge board was not utilized at the ridge. The rafters are connected with trunnels.

Foil-backed rigid insulation has been secured to the rafters, making much of the framing inaccessible.

Pipes for the fire suppression system run the length of the attic space. Wiring is also attached to the rafters.

Feature Condition

The rafters appear to be in fair condition. However, the presence of the insulation may be a cause for concern. It could cause condensation issues in the attic as well as prevent natural air ventilation.

Treatment Recommendations

No recommendations at this time. Additional deterioration may be discovered if the roof surface covering is removed or the foil insulation on the interior removed.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		TBD



View of roof structure in attic; Foil insulation nailed to rafters.



View of rafter and sheathing boards behind foil insulation.



Trunnel visible at ridge.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Wall Surface Covering			Fair	Minor

Feature Description

The exterior of the house is clad in tongue and groove horizontal lap siding. The siding is approximately 6" wide x 1" thick and has a 5 1/2" exposure. The cantilevered bay window on the east elevation as well as the conservatory side walls are clad in bead board siding.

All of the siding was recently painted with a high gloss latex paint.

Feature Condition

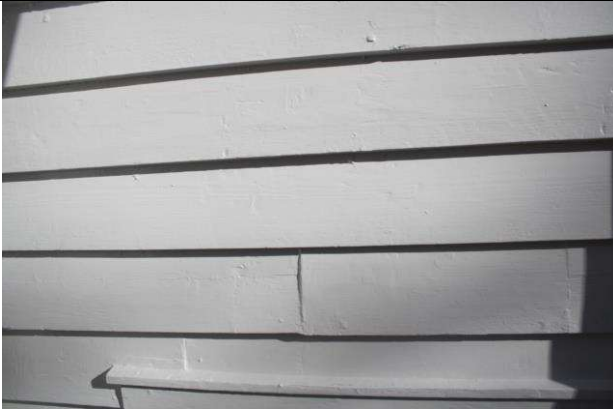
Overall, the siding appears to be in fair condition. Weathered and cupping boards were observed as well as some minor checking and splitting.

Treatment Recommendations

- a. Repair/ Replace deteriorated siding;
- b. Repair any large checks/splits
- c. Renail any loose boards

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair/ Replace deteriorated siding; Repair any large checks/splits; Renail loose boards	Per job	\$3,000.00
TOTAL		\$3,000.00



Horizontal lap siding.



Bead board siding.



Gaps visible in vertical bead board.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Roof Surface Coverings	Various		Fair to Poor	Serious

Feature Description

The main roof and dormer roofs are clad in fiber cement shingles. The shingles are grey and have a 6 ½” to 6 ¾” exposure. The roof measures approximately 66’ in length x 25’ in height with a roof pitch of 8/12.

The addition roof is clad in light gray 3- tab asphalt shingles. The addition roof measures 17” x 66” feet with a slight pitch.

The bay window roofs on the east and west elevations and the porte cochere roof are covered in flat seam metal pans.

According to the HSR, the existing main roof and addition roof coverings were installed in 1983. The bay window metal roofs were installed in 1978.

Feature Condition

Main Roof

Numerous shingles are chipped or broken. Various staining is also visible including moss build up, rust staining from the flashing and skylight, and mortar staining from the chimneys. Fiber cement shingles have a general life expectancy of 30 to 50 years. Based on the existing conditions and the roof’s life expectancy, replacement is recommended.

Addition Roof

The evidence of leaks on the interior does not correlate to the exterior. The water staining likely occurred prior to the 1983 roof installation. The addition roof appears to be in fair condition but is reaching the end of its life expectancy. Asphalt shingles have a general life expectancy of 25 years.

Bay windows

Flat seam metal roofing is present on the bay windows. Rusting is visible on both roofs but no holes were noted. Evidence of a leak is present below the East bay window. It is possible gaps exist in the solder joints or the flashing has failed, allowing moisture to penetrate the structure.

Porte Cochere

Flat seam metal pans are also present on the porte cochere roof. Heavy rusting is visible on the roof and it is likely reaching the end of its life expectancy. The roof surface measures roughly 12' x 18'.

Treatment Recommendations

- a. Install new flat seam metal on porte cochere roof
- b. Install new flat seam metal on west bay roof
- c. Repair/replace deteriorated shingles on the main roof or Install new fiber cement shingle roof
- d. Install new asphalt shingle roof on the addition

Cost Estimate for Treatment Recommendations – Option A

Material & Amount	Unit Cost	Cost
Replace porte cochere roof	Per job	\$3,900
Replace West Bay roof	Per job	\$4,000
Replace Addition roof	Per job	\$9,380
Repair/Replace deteriorated Main roof shingles	Per job	\$3,000
TOTAL		\$20,280.00

Cost Estimate for Treatment Recommendations – Option B

Material & Amount	Unit Cost	Cost
Replace porte cochere roof	Per job	\$3,900
Replace West Bay roof	Per job	\$4,000
Replace Addition roof	Per job	\$9,380
Replace Main roof	Per job	\$35,020
TOTAL		\$52,300.00



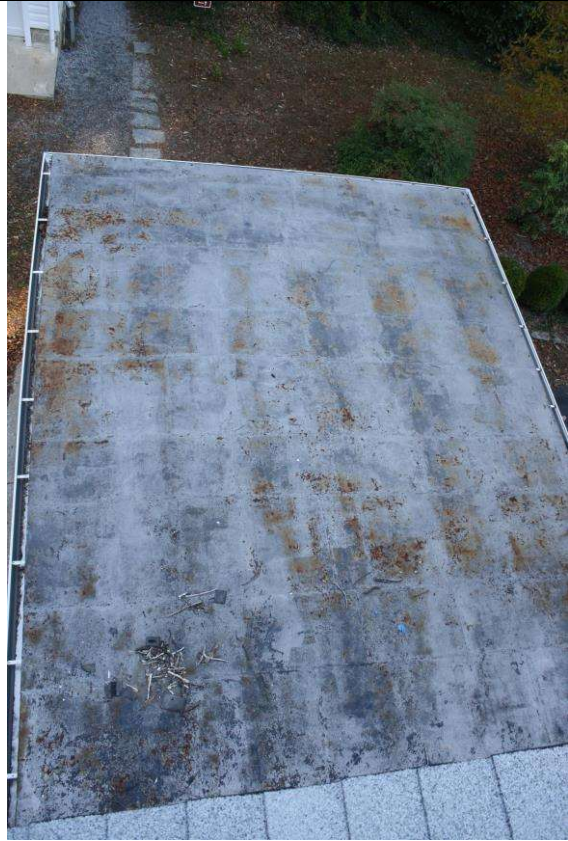
West Bay roof covering.



Weathered flashing detail at corner. Also, the deteriorated asphalt shingles on cornice should be replaced with metal flashing.



Flat seam metal pans on the East Bay roof



Rusting flat seam pans on porte cochere roof.



View of fiber cement shingles on main roof and asphalt shingles on the addition roof.



View of chipped, broken and loose shingles; Staining



Flashing at roof juncture riveted thru shingles.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Roof Drainage System	Metal		Fair	Serious

Feature Description

North

Half-round metal gutters are in place along the north elevation and portico. The gutters drain into 4" round downspouts. The four downspouts drop into in ground boots that are set in concrete. The boots are located at the NE corner and the NW corner building as well as the two corners where the portico abuts the north elevation.

South

K-style gutters are installed on the south elevation. The gutters drain to a 4" round downspouts at the SW and SE corners of the building. Both downspouts drain into in-ground boots.

West

Half-round gutters were recently installed on the west bay window. An elbow carries the water to the downspout at the NE corner of the building. K-style gutters are in place on the porte cochere. The gutters drain into round downspouts on the north and south corners. Both downspouts drain into boots.

East

Half round gutters are installed on the bay window and the screened porch. Both drain to a downspout installed to the south of the porch.

Feature Condition

Leaves were visible in all of the gutters and leaves and soil were visible in a few of the drainage boots. Standing water was also noted in the west bay gutter.

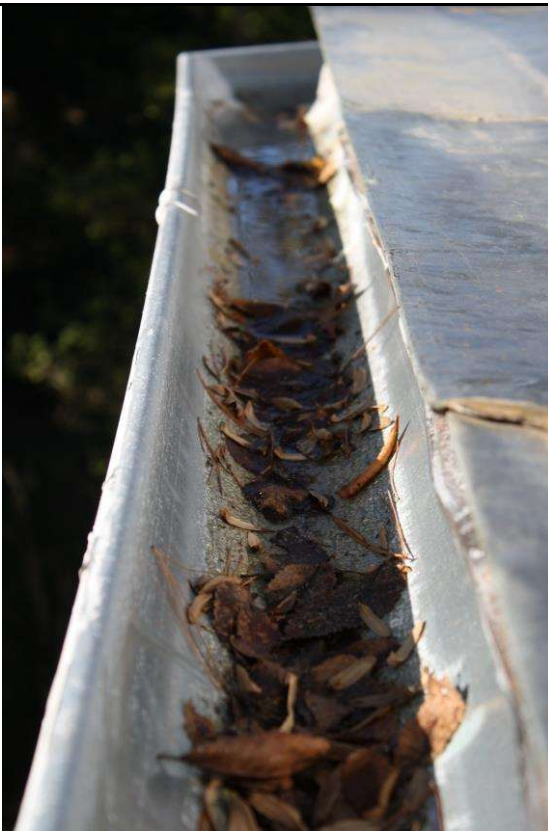
Park staff indicated that the underground drainage system may be clogged.

Treatment Recommendations

- a. Adjust the west bay gutters so they drain properly (*Call gutter contractor*)
- b. Jet and scope underground drainage lines (*See Site Drainage*)
- c. Clean leaves and debris from all gutters (*cyclic maintenance*)
- d. Ensure all downspouts are properly aligned with boots (*cyclic maintenance*)

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Cyclic maintenance		
TOTAL		N/A



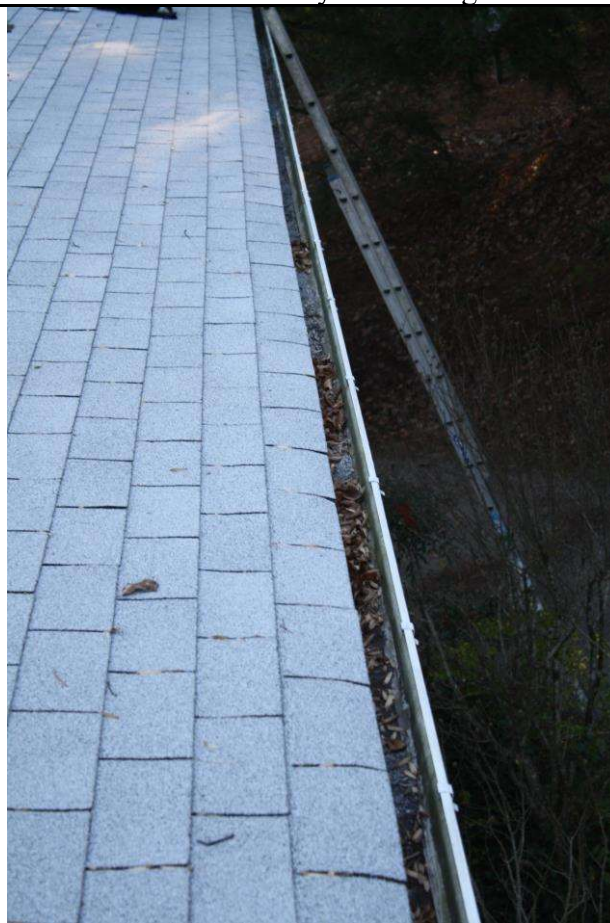
Leaves and standing water in west bay windows gutter



View of west bay gutters and downspouts



Leaves in East Bay Window gutter.



Leaves and debris in Addition roof gutter.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Chimneys	Brick		Fair	Serious

Feature Description

The building has a total of five chimneys. Three of the chimneys project through the ridge of the main block roof. The rectangular chimneys are constructed of brick and topped with triple arches. The HSR indicates that the chimneys were rebuilt from the roofline up in 1983. A fourth chimney is situated near the addition and main roof juncture between the center and east dormers.

The fifth chimney protrudes through the addition roof. It is smaller than the other chimney measuring roughly 17" x 21"x 15'. It was apparently installed by the Sandburgs in 1947.

Feature Condition

Weathered and spalling brick is visible on the ridge chimneys. The mortar is also weathered on all of the chimneys.

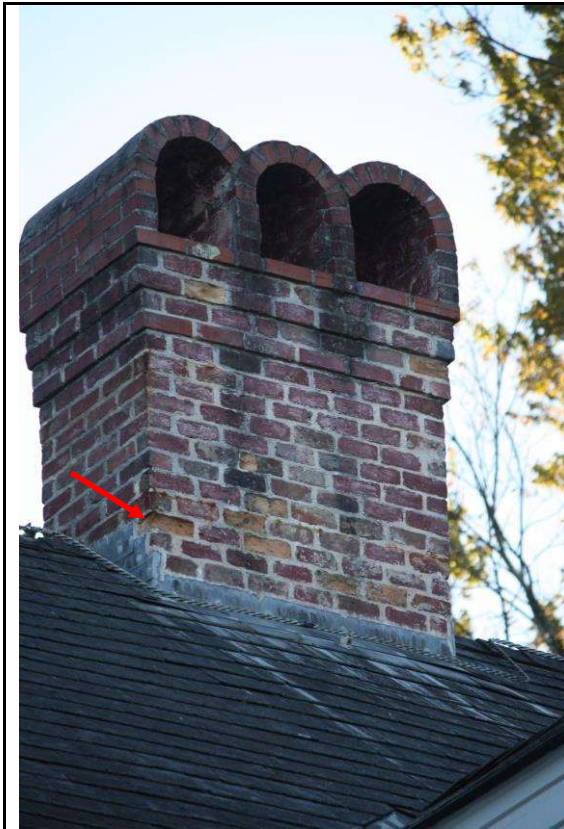
The height of the addition chimney is a concern. Although it appears stable, based on the height, damage could be incurred during high winds. An inspection by a structural engineer would be recommended to determine if some type of brace is required.

Treatment Recommendations

- a. Rake out deteriorated joints
- b. Repoint joints with a historically appropriate mortar that is compatible with the brick.
- c. Repair/replace any deteriorated brick. Brick will match existing in dimension, texture and color.
- d. Inspection of the addition chimney by a structural engineer.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Rake out deteriorated joints; Repoint chimneys with historically appropriate mortar; repair brick	\$45/sf	\$11,250.00
Engineer consult	Per job	\$1,500.00
TOTAL		\$12,750.00



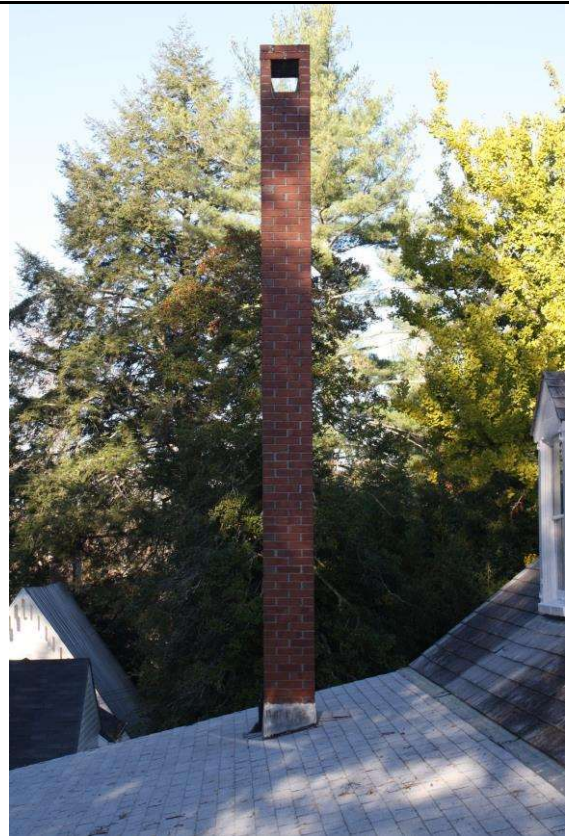
Weathered and spalling brick. N
face of ridge chimney.



S face of ridge chimney – Brick weathered and spalling



West main block chimney



Addition chimney.



Detail of mortar joints on East main block chimney.



Interior view of center ridge chimney; Top part of flue was removed and to install the fan.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Roof & Chimney Flashing	Galvanized metal		Fair to Poor	Serious

Feature Description

Galvanized metal flashing is present at all of the various roof junctions and along the drip edge. Galvanized metal flashing is also visible on all of chimneys. Step flashing as well as base and counter flashing are in place. Galvanized metal step and valley flashing is also present of the dormers.

The skylight and vent stacks are also flashed with galvanized metal. Modern rubber gaskets are in place on the addition vents

Feature Condition

All of the flashing has evidence of rust and should be replaced in tandem with any roof replacement.

Treatment Recommendations

- a. Remove existing flashing and all tar/mastic/caulk substances
- b. Install galvanized step and base flashing around all chimneys, allowing the proper overlap between the step flashing and the base and cap flashing.
- c. Install new galvanized flashing at the transition between the main roof and the portico and the main roof and the addition roof.
- d. Install new galvanized metal flashing on the dormers including step, base, and valley flashing.
- e. Install new galvanized metal flashing around the skylight including step and base.
- f. Install new flashing around vent stacks.
- g. Install new drip edge.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Install new galvanized metal flashing on all chimneys, dormers and skylight.	\$750/unit*	\$8,250.00
Install new galvanized metal flashing at transitions between main roof and portico and addition roof	\$10/lf*	\$1,160.00
TOTAL		\$9,410.00

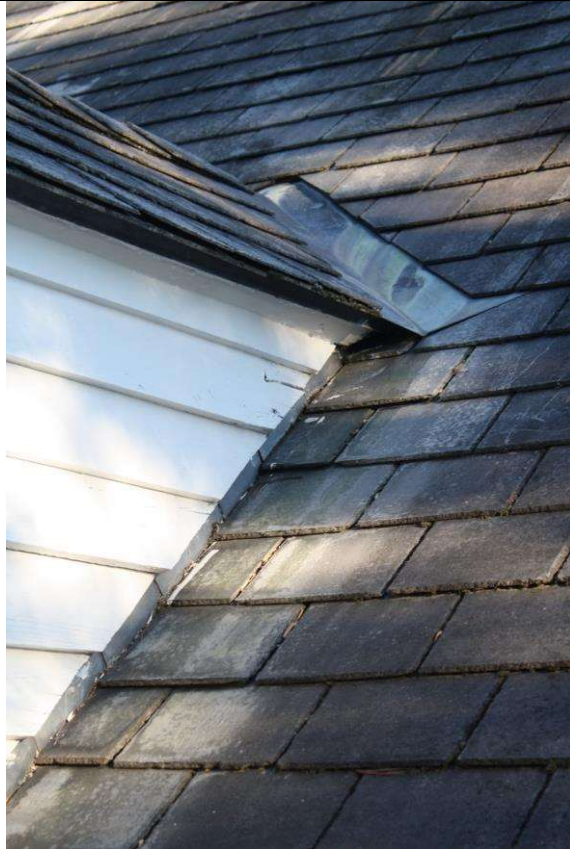
***NOTE: Pricing assumes flashing will be replaced in conjunction with roof replacement. Pricing will be higher if done individually.**



Valley flashing between main roof and portico



Step, base and cap flashing on chimneys



Step and valley flashing on dormers



Step flashing on skylight



Flashing at junction of main roof and addition roof



View of step flashing and cricket on east chimney

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Architectural Trim			Fair	Serious

Feature Description

A box cornice is in place around the perimeter of the building and a profiled bed mould abuts the soffit board. This design is repeated on the gable ends. Profiled cornices are also in place on the bay windows.

A simple beaded trim is in place on the majority of the window and door casings. Profiled casing were used on the main (north) facade. Corner boards are also in place around the perimeter of the building.

All of the trim was recently painted with a high gloss latex paint.

Feature Condition

Overall the trim is in fair condition. Gaps are visible between the soffit and fascia at various points on the box cornice.

The soffit on the west bay window has a small section of rot.

Treatment Recommendations

- a. Replace deteriorated section of west bay cornice. New material will match existing in species, dimension joinery and profile.
- b. Caulk joints where necessary.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair/Replace deteriorated cornice boards – 10 lf	\$45/lf	\$1450.00
TOTAL		\$1450.00



Deteriorated portion of west bay soffit board.



Profiled trim of north triple window



Detail of box cornice and gable end

**CONDITION ASSESSMENT REPORT
CARL SANDBURG HOME
FEATURE INVENTORY ASSESSMENT REPORT**

FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY	CONDITION RATING	PRIORITY RATING
Wall Opening & Penetrations	Basement windows	Wood, Glass	Mortise & Tenon	Fair	Serious

Feature Description

The basement level has several different configurations of windows. All of the windows in the main block are six-over-six double-hung wood windows with the exception of W005. W005 is in the west wall of Room 018 and is a ten-by-ten wooden casement window.

The windows in the south wall of the addition are all six-by-six wooden casement windows. A fixed six light wooden sash is in the east bay wall and a one-by-one wooden casement is in the west wall by the kitchen entry door.

Feature Condition

Main Block

Similar conditions were found on the main block 6/6 double hung units:

- Failed glazing in areas
- Upper sash painted shut
- Missing parting bead
- Cracked lights

On the 10-by-10 casement window, rot was found on the sill.

Addition

Conditions found on the 6-by-6 casement windows:

- Sash painted shut
- Failed glazing
- Paint peeling on sills
- Rot found in several areas on W011 (sill, jambs, stiles)

The remaining addition windows were in fair condition.

Treatment Recommendations

- a. Remove window sash and strip windows of existing paint and glazing putty. Maintain a "paint window". Remediate lead paint hazard during this process.
- b. Perform any necessary repairs.
- c. Reinstall historic lights, and replace any broken lights or modern flat glass with Bendheim Restoration Glass where applicable. Re-bed and re-glaze the lights with pure linseed oil putty.
- d. Prime and repaint the sash with two finish coats.

- e. Prep and repaint interior and exterior frame and casing.
- f. Reinstall windows with bronze weather-stripping

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Remove, abate, repair, reglaze, paint and reinstall all window sash	\$3000/window	\$39,000
TOTAL		\$39,000



Exterior view of 6/6 double-hung main block window



Interior view of 6/6 window; W013 has broken light and missing putty bar on exterior.



Interior view of addition 6-by-6 casement.
All have interior screens but many not
installed.



Exterior view of 6-by-6 casement.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY	CONDITION RATING	PRIORITY RATING
Wall Opening & Penetrations	First floor windows	Wood, Glass	Mortise & Tenon	Fair	Serious
<u>Feature Description</u> The first floor windows are all wooden double-hung sash. The light configurations vary between two-over-two units and one-over-one units. The sash are hung with sash cord and pulleys and most have storm units on the exterior.					
<u>Feature Condition</u> <ul style="list-style-type: none"> ▪ Many of the sash are painted shut ▪ Several cracked lights ▪ Deteriorating glazing; caulked in places ▪ Sash cord broken or cut 					

Treatment Recommendations

a. Remove window sash and strip windows of existing paint and glazing putty. Maintain a “paint window”. Remediate lead paint hazard during this process.
b. Perform any necessary repairs.
c. Reinstall historic lites, and replace any broken lites or modern flat glass with Bendheim Restoration Glass where applicable. Re-bed and re-glaze the lites with pure linseed oil putty.
d. Prime and repaint the sash with two finish coats.
e. Prep and repaint interior and exterior frame and casing.
f. Reinstall windows with bronze weather-stripping.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Removal, abate, repair, reglaze, paint and re-install windows	\$4,000/opening	\$112,000
TOTAL		\$112,000



Typical 2/2 window on first floor



Typical 1/1 on first floor



Interior views

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY	CONDITION RATING	PRIORITY RATING
Wall Opening & Penetrations	Second floor windows	Wood, Glass	Mortise & Tenon	Fair	Serious
<u>Feature Description</u> The second floor windows are all one-over-one, wooden double- hung sash. Many of the units have interior storm windows installed making the windows inaccessible.					
<u>Feature Condition</u> <ul style="list-style-type: none"> ▪ Deteriorated glazing ▪ Paint chipping in interior ▪ A few cracked lights ▪ Sash painted shut 					

Treatment Recommendations

a. Remove window sash and strip windows of existing paint and glazing putty. Maintain a "paint window". Remediate lead paint hazard during this process. b. Perform any necessary repairs. c. Reinstall historic lights, and replace any broken lights or modern flat glass with Bendheim Restoration Glass. Re-bed and re-glaze the lights with pure linseed oil putty. d. Prime and repaint the sash with two finish coats. e. Repair, prep and repaint interior and exterior frame. f. Reinstall windows with bronze weather-stripping.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Remove, abate, repair, reglaze, paint and reinstall sash	\$3000/opening	42,000.00
TOTAL		42,000



Exterior and interior view of second floor dormer windows.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Wall Openings	Exterior Doors	Indigenous hardwoods	Mortise & Tenon	Fair	Serious

Feature Description

The building has a total of 9 exterior doors – five on the first floor and four at the basement level.

The ground floor doors are all similar in construction. These doors are all six panel doors roughly 1 ¼” thick. The doors are constructed with mortise and tenon joinery and measure approximately 42” x 83”. The top four panels in the three north elevation doors were removed and replaced with glass. The west elevation entry door (kitchen) has glass in the two center panels only. Two of the doors are hung on 2 five knuckle butt hinges and two are hung with strap hinges. Historic rim locks are still in situ on three of the four doors. All of the doors have been outfitted with a modern barrel bolt or deadbolt. Screen doors are installed on the north elevation doors.

On the first floor, the four main exterior doors are 15 light french doors with a 9 light transom above. The doors are all 1 ¾” thick but vary in width and height. The doors are hung on 5 knuckle butt hinges and outfitted with mortise locks. The fifth door leads to the west exterior porch. It is a two-panel wooden door. Wooden screen doors are installed on first floor exterior doors.

Feature Condition

The basement doors are in fair condition. The paint is abraded on the interior and end rot is evident on the kitchen door due to moisture wicking up from the ground. Some of the locking hardware is missing or no longer functioning. The base of D003 screen door has some rot.

The first floor doors exhibit abraded surfaces, cracked lights and inoperable or missing hardware to some degree. All of the doors were operable but D103 is difficult to close.

Treatment Recommendations

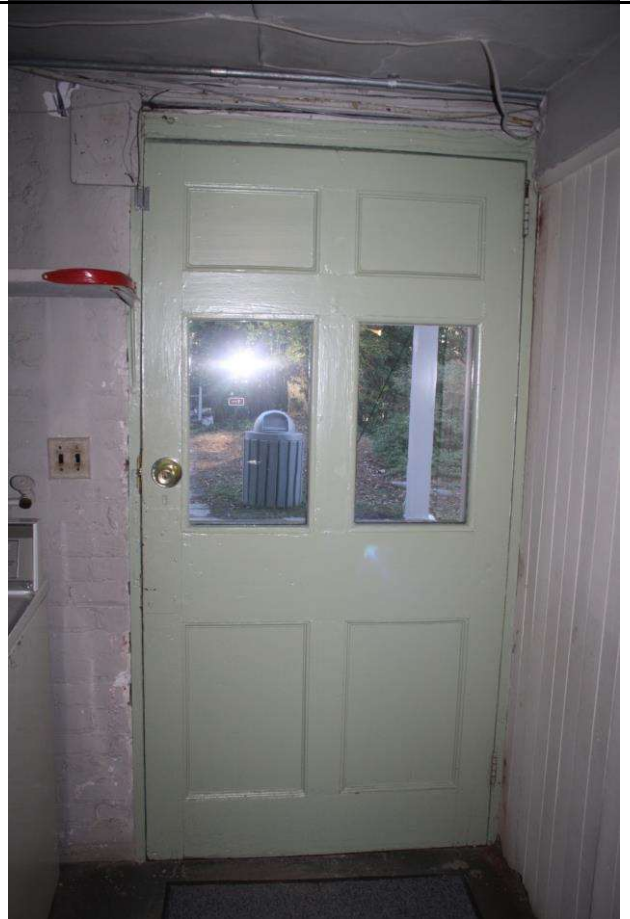
- a. Replace/Refurbish hardware on the first and ground floor doors
- b. Repair deteriorated wood
- c. Repair any splits or checks
- d. Plane doors as necessary to allow them to open and close properly
- e. Repair screen doors as necessary
- f. Scrape, prep, prime and paint all doors

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Complete all necessary repairs - 9	\$700/door	\$6,300.00
Scrape, prep & repaint doors – 9 doors	\$1025/door	\$9,225.00
Refurbish hardware – 9 doors	\$750/door	\$6,750.00
TOTAL		\$22,275.00



N elevation basement door



Kitchen entry; Missing hardware



N entry door with screen door



Conservatory door

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Wall Openings & Penetrations	Dormers	Indigenous hardwoods		Fair	Serious

Feature Description

There are a total of five dormers in the main block roof. The gable roofs are clad in the same fiber cement shingles found on the main roof and the walls are covered in the same tongue and grove horizontal lap siding.

Feature Condition

The dormers are fair condition. The roof system is weathered and is nearing the end of its life expectancy. The siding boards are extremely weathered and checks and splits are visible on several boards.

The visible flashing has evidence of rust.

Treatment Recommendations

- a. Repair/replace roof covering (*See Roof Surface Covering*).
- b. Replace existing flashing (*See Roof & Chimney Flashing*).
- c. Repair deteriorated siding boards.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair/Replace deteriorated siding boards - 5 dormers	\$360/unit	\$1,800.00
TOTAL		\$1,800.00



Checked and split siding boards

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Wall Openings & Penetrations	Skylight			Poor	Serious

Feature Description

The skylight is located on the south face of the main block roof. It is constructed of a metal frame divided into two lights. The glass is textured chicken wire. The opening measures roughly 4' x 4'.

Feature Condition

The metal frame is severely rusted and the east light is cracked.

Treatment Recommendations

- Scrape existing rust from frame and treat with a rust convertor.
- Replace broken light and reglaze unit.
- Paint frame with an exterior grade metal paint.
- Replace flashing (*See Roof & Chimney flashing*).

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Remove rust and treat with rust convertor; reglaze unit; paint	per job*	\$1,300.00
TOTAL		\$1,300.00

***NOTE: Pricing assumes skylight repairs will done in conjunction with the roof replacement.**



CONDITION ASSESSMENT REPORT CARL SANBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	North portico	Various		Fair to Poor	Serious

Feature Description

The north portico is accessed by a T-shaped set of concrete steps. The portico is supported by four wood columns set on masonry piers. The masonry piers are roughly 32" square. The floor joists measure 2" x 8" and are spaced roughly 2' O.C. Running perpendicular to the joists (north to south) are 6" x 8" beams that support the joists. Tongue and groove floorboards are nailed to the joists and are finished with grey paint. The ceiling is also enclosed with tongue and groove boards.

Feature Condition

The portico floor system, columns and railings were recently repaired/replaced and are in good condition.

Areas of rot were noted on the two end beams where they connect with the north wall.

Some cupping was also visible on the ceiling boards.

Areas of the concrete under the steps are deteriorated and the rebar is visible. The paint on the metal handrail is worn and abraded.

The east masonry column is out of plumb approximately 3". This could be the result of differential settlement or possibly the soil is being undermined by drainage issues.

Treatment Recommendations

- Monitor east column to determine if there is any further movement
- Cut out deteriorated sections of beams and replace with new material. New material will match the existing in species, joinery, and dimensions.
- Repair deteriorated concrete on steps
- Patch missing stucco on steps
- Prime and paint metal handrail

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Prime & paint handrail	Per job	\$215.00
Repair concrete	Per job	\$3,500.00
Patch deteriorated stucco	Per job	\$1,500.00
Repair deteriorated beams	Per job	\$2,500.00
TOTAL		\$7,715.00





End beam rotted where it meets the N wall



Stucco failed on column



View of concrete stairs



Paint failing on handrail



Rebar visible in concrete under steps

CONDITION ASSESSMENT REPORT CARL SANBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	West Porch	Various		Fair	Minor

Feature Description

The west porch is open, constructed with a brick foundation and concrete floor. A wooden railing encloses the west and south elevations.

A wooden board and batten door is in situ in the south wall of the brick foundation. It provides access to the crawlspace under the porch.

Feature Condition

The wooden railing was recently replaced/repared and is in good condition.

Areas of the brick have been repointed with Portland cement. The board and batten door is weathered and has evidence of termite damage. A portion of the west sill plate is visible from the crawlspace and termite damage is evident.

Treatment Recommendations

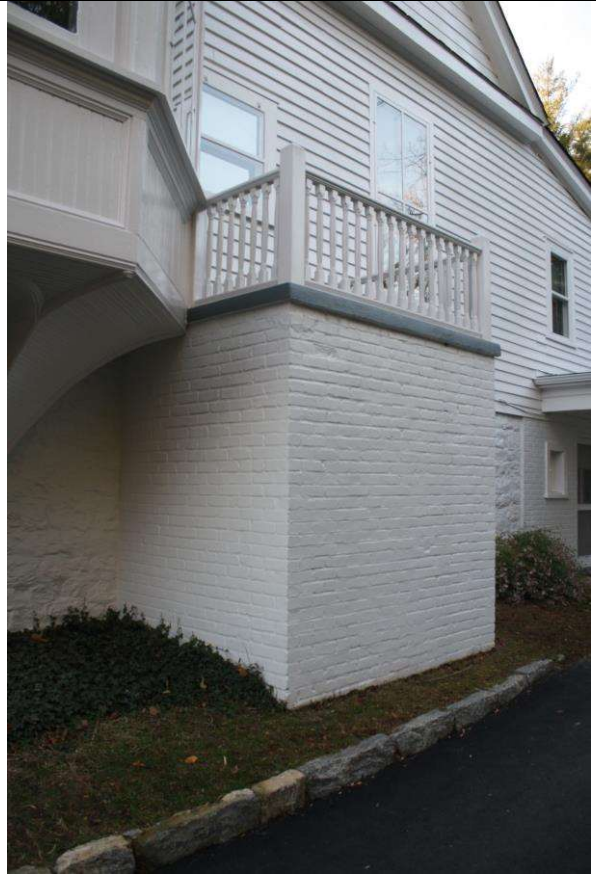
- a. Have the area inspected by pest services company and treat for termites if necessary

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Termite inspection	Per job	\$100.00
TOTAL		\$100.00



Board & batten door in S wall



View of West porch



View of west sill plate – termite damage

CONDITION ASSESSMENT REPORT CARL SANBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	Porte Cochere	Various		Fair	Serious

Feature Description

The porte cochere is attached to the west elevation outside of the kitchen entrance. It is constructed of 8" x 8" wooden columns set on 12" square footers. The ground is covered with concrete and ceiling enclosed with bead board.

The roof is clad with flat seam metal panel and the eaves surrounded with a box cornice. All of the wood was recently painted.

Feature Condition

The roof pans are heavily rusted and are reaching the end of their life expectancy (*See Roof Coverings*).

The concrete slab is cracked and the area has negative drainage.

Rot is evident at the northeast and southeast corners of the soffit.

Treatment Recommendations

- Repair/replace concrete (*See Exterior Paving*).
- Replace roof (*See Roof Surface Coverings*).
- Repair deteriorated soffit with dutchman repair and/or epoxy consolidation.
Dutchmen will match existing material in species, joinery, dimension and profile.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair soffit	Per job	\$1,500.00
TOTAL		\$1,500.00

CONDITION ASSESSMENT REPORT CARL SANBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	East Screened Porch	Various		Fair to Poor	Serious

Feature Description

The screened porch is accessed through Room 104. It has been retrofitted with a wheelchair lift on the south elevation to provide handicap access to the house.

The structure consists of 6" columns set on stone footers. 1 3/4" x 7 1/2" floor joists run north to south. 4 1/4" tongue and groove floorboards running east to west are nailed to floor joists. A sheet of plywood is installed over the south side of the floor for the handicap access.

The roof is clad in flat seam metal pans and the ceiling enclosed with bead board.

The east and south walls are enclosed with 32" high wooden railing set between 3 3/4" chamfered columns. Screens are attached only to the west wall. The south screens were removed to allow access to the wheelchair lift.

Feature Condition

The northeast corner of the floorboards is rotted.

The remaining floorboards are weathered and small holes are visible in the screens.

Treatment Recommendations

- a. Repair deteriorated portion of floor. Material will match existing floor in species, dimensions, joinery and profile.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair floor	per job	\$1,250.00
TOTAL		\$1,250.00



View of porch looking west



View of wheelchair lift



Floor structure



Interior view of porch



Floor rotted in NE corner

<p style="text-align: center;">CONDITION ASSESSMENT REPORT CARL SANBURG HOME FEATURE INVENTORY ASSESSMENT REPORT</p>					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	Conservatory	Various		Poor	Critical

Feature Description

The conservatory is constructed off the east elevation and accessed through Room 102.

The foundation consists of brick piers roughly 17" square.

The floor system is constructed of 2" x 10" floor joists running north to south. A diagonal subfloor is secured to the floor joists. The boards range from 7 ½" to 9 ½" in width. The finish floor is constructed of 4 ½" tongue and groove floorboards.

Awning style windows measuring 24 ½" x 64 ½" line the north, east and south walls. The exterior is clad in tongue and grove horizontal lap siding below the windows and bead board siding above the windows. The interior wall finish is bead board siding.

The roof structure is constructed of 1 ½" x 2 ¾" rafters spaced 16" O.C. The rafters are nailed to a ledger board on the west wall and overhang the east wall. A set of double 2" x 4"s running perpendicular to the rafters are installed down the center of the roof to act as an intermediary support. A metal lolly column in the center of the room secures the support.

Glass panes measuring 20" to 24" long by 17" wide are set into grooves routed into the rafters. There are a total of 10 rows of glass with approximately 8 panes per row.

Feature Condition

Overall, the conservatory structure is in poor condition and based on visible structural damage, it is likely that the majority of the wood components have suffered moisture damage and have been compromised. A worst case scenario for replacing all components is outlined in the cost estimate.

Floor System

The floor joists and subfloor have numerous areas of carpenter bee damage. The finish floor is rotted all along the east wall.

Walls

The bottom 3' of the east wall has rot in numerous areas due to moisture damage.

Windows

The hardware is missing on several of the windows. In addition, numerous jambs and

sills are rotted.

Roof

Four of the rafter tails have rot due to moisture damage and there is likely damage to rafters. Six of the glass panes are broken and most of the glazing has failed.

Based on the level of moisture damage to the wood components on the east wall, the roof is leaking and does not drain properly. The glass panes currently have a 2" overlap. Increasing the overlap as well as extending the glass further out at the eave may help alleviate some of the moisture issues.

Treatment Recommendations

- a. Repair carpenter bee damage to floor joists and subfloor with epoxy consolidants
- b. Replace floorboards. Material will match existing in species, dimension, and joinery.
- c. Replace wall framing. Material will match existing in species, dimension, and joinery
- d. Replace rafters. Material will match existing in species, dimension, and joinery.
- e. Replace sills, jambs and trim around windows. Material will match existing in species, dimension, and joinery.
- f. Replace windows. Windows will match existing in species, dimension, and joinery
- g. Refinish existing window hardware; Replace missing hardware.
- h. Replace exterior and interior siding.
- i. Treat all wood with a wood preservative; Prime all wood with an alkyd primer; Paint all wood with two coats of high quality latex paint.
- j. Replace glass and reglaze all panes.
- k. Install two vents that match existing.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Consolidate floor joists	Per job	\$1,150.00
Replace deteriorated floorboards	Per job	\$7,000.00
Replace wall framing	Per job	\$13,320.00
Replace rafters	Per job	\$6,660.00
Replace windows (16)	\$1,750/Per opening	\$28,000
Replace siding	Per job	\$14,740
Refinish/replace hardware- 16	\$300/unit	\$4,800.00
Replace glass and reglaze all panes	Per job	\$7,350.00
TOTAL		\$83,020.00



Exterior view of conservatory



Sill rotted



Rafter tail rotted



View of row of glass panes



Floorboards rotted



Carpenter bee damage to floor joists



View of rows of awning windows



Broken glass

<p style="text-align: center;">CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT</p>					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	Basement/ Ground floor	Various		Fair	Minor to Serious

Feature Description

The basement level has a mix of finished and unfinished rooms.

Floors – The floors throughout are painted concrete.

Walls – The walls vary from room to room consisting of the stone foundation walls, unfinished brick walls and frame partition walls.

Ceiling – The ceilings are enclosed in visitor access areas including Rooms 001, 002 and 015. The exposed floor structure is visible in Rooms 018, 011, and 010.

Architectural Trim – Plain trim surrounds the windows and doors.

Special Features – The heating system, alarm system and electrical panels are located in the basement

Feature Condition

Based on existing conditions, moisture infiltration has been an issue in the past. Moisture levels should be monitored in the basement levels to tracks current and future levels.

The floors are in fair condition. Cracks are visible throughout. Severe cracking is present in Room 018.

The walls are in fair condition. Peeling paint is visible on the masonry and wood surfaces. The mortar is eroded on areas of the brick walls. Deteriorated wood components were found in the framing of Room 013.

The paint finishes on various trim components are abraded.

Treatment Recommendations

- a. Monitor floor in Rm. 018 for further movement
- b. Have basement level inspected by pest control technician and treat for termites if necessary.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Termite inspection		\$100.00
TOTAL		\$100.00



Board and batten ceiling and painted stone walls



Crack in concrete floor



End rot on paneling by kitchen door



Peeling paint

<p style="text-align: center;">CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT</p>					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	First Floor	Various		Fair	Minor to Serious

Feature Description

The first floor finishes are similar in each room.

Floors – The floors are finished with tongue and groove floorboards approximately 2 ½” thick. 9” x 9” tiles are installed in the office and the kitchen. Hexagon style tile is laid on the bathroom floors.

Walls – The walls are finished with traditional plaster and paint.

Ceiling – The majority of the ceilings are finished the same as the walls. The heights of several ceilings were dropped by the Sandburgs in the 1940s. Acoustical tiles are installed in the dining room.

Architectural Trim – Baseboards are present in each room. Profiled trim surrounds the windows and doors.

Special Features – Fireplaces are present in four of the first floor rooms. Profiled wooden mantles decorate each fireplace. Built-in closets and shelving are also found in several of the rooms.

Feature Condition

The floorboards are in fair condition. Some staining and scratches are evident. The tiles in the kitchen are lifting.

Hairline cracks and several larger cracks are present in both the plaster walls and plaster ceilings. Water stains are present on the dining room ceiling tiles and room 124 bathroom ceiling tiles. Some of the tiles are sagging in the dining room. Water stains are visible on the kitchen ceiling and paint is peeling on the walls and ceiling in kitchen. A hole and evidence of water damage is present in the ceiling of Room 104.

The paint finishes on various trim components are abraded.

Treatment Recommendations

- c. Repair deteriorated plaster and larger plaster cracks
- d. Repair deteriorated paint in the kitchen
- e. Replace deteriorated ceiling tiles in dining room.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair deteriorated plaster (50sf)	\$45/sf	\$2,250.00
Paint kitchen	Per job	\$1,010.00
Replace deteriorated ceiling tiles	Per job	\$500.00
TOTAL		\$3,760.00



Dining room ceiling tiles



Large crack in conservator's office (Rm.108)
(could be caused by differential settlement)



Water stains on bathroom ceiling (Rm. 120)



Hole in ceiling of Rm. 104



Peeling paint in kitchen



Patch in kitchen ceiling

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	Second Floor	Various		Fair to Poor	Minor to Serious

Feature Description

The finishes on the second floor are consistent with the first floor.

Floors – The majority of the floors are finished with random width tongue and groove floorboards. The front north room (rm. 207) floor is finished with 5” tongue and groove boards.

Walls – The walls are finished with traditional plaster and paint.

Ceiling – The ceilings are finished the same as the walls.

Architectural Trim – Baseboards are present in each room. Plain trim surrounds the windows and doors.

Special Features – Bookshelves fill Room 205 on the second floor. The access to the attic is located in Rm. 205.

Feature Condition

The floorboards are in fair condition. Some staining is evident.

Hairline cracks are visible in the plaster walls and ceiling. Water damage is also present above and below several of the window openings.

The paint finishes on various trim components are abraded

Treatment Recommendations

- a. Repair deteriorated plaster

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
Repair deteriorated plaster – 75 sf	\$45/sf	\$3,375.00
TOTAL		\$3,375.00



Crack under window



Crack radiating from window



Moisture damage in east wall

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Engineering Systems	Intrusion Detection & Alarm			Fair	Minor

Feature Description – The building is currently equipped with an intrusion detection and alarm system. Motion detectors are installed throughout the house and the alarm panel box is situated in Room 017.

Feature Condition – The system appears to be properly functioning.

Treatment Recommendations

- a. No recommendations at this time

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		N/A



Alarm panel by kitchen entry

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Engineering Systems	Fire Detection and Alarm			Fair	Minor

Feature Description – The building is currently equipped with a fire detection/suppression and alarm system. Smoke detectors and sprinkler heads are installed throughout the house.

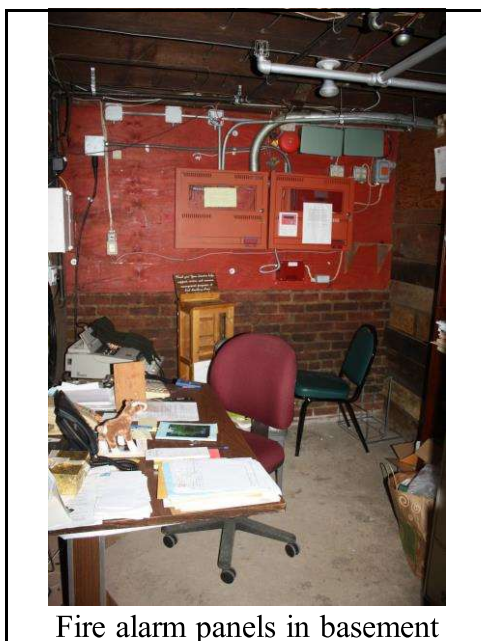
Feature Condition – The system appears to be properly functioning.

Treatment Recommendations

- a. No recommendations at this time

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		N/A



Fire alarm panels in basement

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Utility Systems	Electrical Service and Distribution			Fair	Minor

Feature Description – The house currently is equipped with electricity. Historic fixtures and outlets are extant in each room and modern fixtures are installed in the basement.

Feature Condition – The service appears to be working properly.

Treatment Recommendations

- a. No recommendations at this time

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		N/A



Panel box in basement.

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Utility Systems	Heating System			Fair	Minor

Feature Description

A gas furnace is installed in Room 011. Radiators are installed throughout the house.

The building does not currently have a central air conditioning system.

Feature Condition

The heating system appears to be functioning properly.

Treatment Recommendations

- a. No recommendations at this time

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		N/A



Furnace in basement.



Gas meter attached to S elevation.



Radiators on each floor

CONDITION ASSESSMENT REPORT CARL SANDBURG HOME FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Utility Systems	Plumbing System			Poor	Serious

Feature Description

The house is equipped with the plumbing from Sandburg period of occupancy.

Feature Condition

The plumbing system is not functioning properly. The bathrooms are not utilized and according to Park staff the pipes are failing.

Treatment Recommendations

- a. The system should be inspected by a registered plumber

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost
TOTAL		N/A



“Do Not Use” sign on commode

SUMMARY OF COST ESTIMATES FOR TREATMENT RECOMMENDATIONS

SITE		
Site/Building Drainage	\$13,750.00	
Exterior Paving	\$7,000.00	
<i>SUB-TOTAL</i>		<i>\$20,750.00</i>

STRUCTURE		
Foundation	\$10,125.00	
Floor Structure	\$4,000	
Wall Structure	TBD	
Roof Structure	TBD	
<i>SUB-TOTAL</i>		<i>\$14,125.00</i>

EXTERIOR ENVELOPE		
Wall Surface Covering	\$3,000.00	
Roof Surface	\$52,300.00	
Roof Drainage System	N/A	
Roof & Chimney Flashing	\$9,410.00	
Chimneys	\$12,750.00	
Architectural Trim	\$1,450.00	
<i>SUB-TOTAL</i>		<i>\$78,910.00</i>

WALL OPENINGS & PENETRATIONS		
Windows – Basement	\$39,000.00	
1 st Floor	\$112,000.00	
2 nd Floor	\$42,000.00	
Exterior Doors	\$22,275.00	
Dormers	\$1,800.00	
Skylight	\$1,300.00	
<i>SUB-TOTAL</i>		<i>\$218,375.00</i>

PORCHES		
North Portico	\$7,715.00	

West Balcony	\$100.00	
Porte Cochere	\$1,500.00	
East Screen Porch	\$1,250.00	
Conservatory	\$83,020.00	
<i>SUB-TOTAL</i>		<i>\$93,585.00</i>

INTERIOR ENVELOPE		
Basement	\$100.00	
First Floor	\$3,760.00	
Second Floor	\$3,375.00	
<i>SUB-TOTAL</i>		<i>\$7,235.00</i>

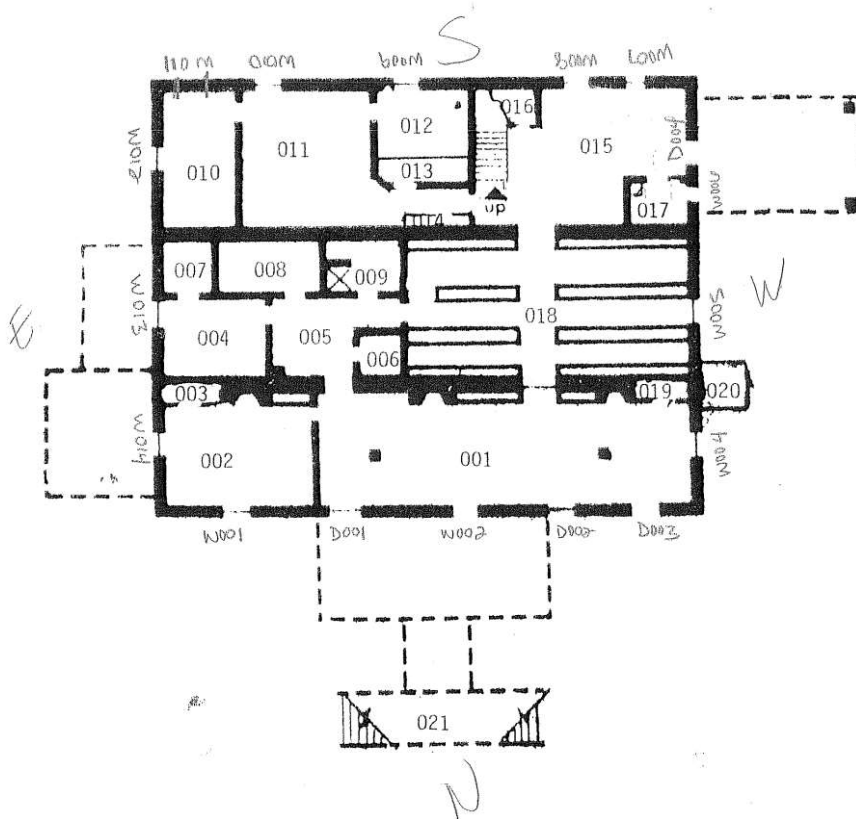
ENGINEERING SYSTEMS		
Intrusion Alarm and Detection Systems	N/A	
Fire Detection and Alarm	N/A	
<i>SUB-TOTAL</i>		<i>N/A</i>

UTILITY SYSTEMS		
Electrical Service	N/A	
HVAC	N/A	
Plumbing	N/A	
<i>SUB- TOTAL</i>		<i>N/A</i>

SUBTOTAL	\$432,980.00
HPTC OVERHEAD	\$144,327.00
TOTAL	\$577,307.00*

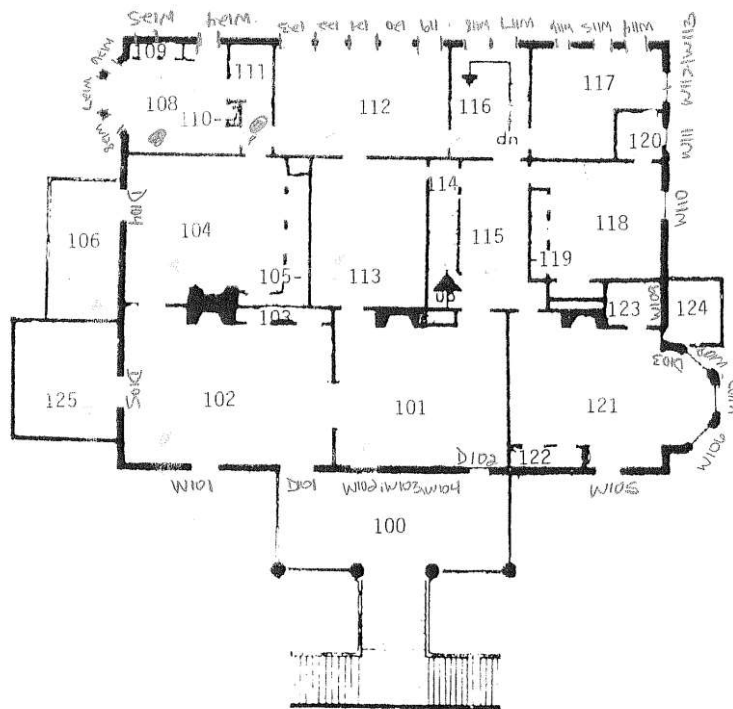
* Note – Total does not include travel costs including traveling to and from the site, per diem and lodging. Site mobilization costs are also not included such as temporary fencing, enclosed walkways for visitor protection and scaffold erection).

APPENDICES



Basement or Ground Floor--Floor Plan
 Carl Sandburg Home
 Preservation Drawing Number 445/80,001 dated June 9, 1978

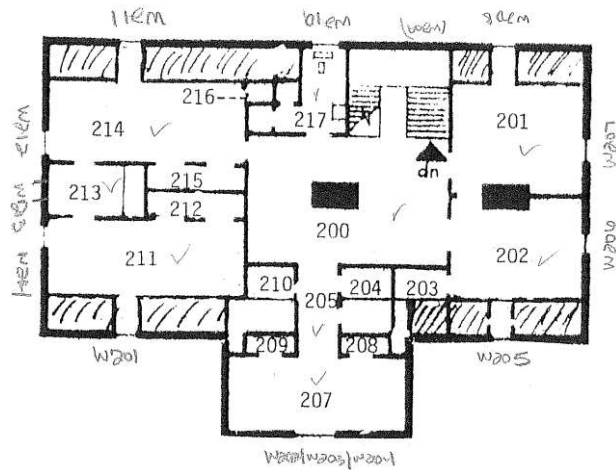
- | | |
|----------------------|---|
| 001 - Workshop | 012 - Coal Bin/Small Kid Room |
| 002 - Studio/Bedroom | 013 - Coke Bin |
| 003 - Closet | 014 - Cabinet |
| 004 - Guest Room | 015 - Laundry Room |
| 005 - Hall | 016 - Closet under the Stairs |
| 006 - Closet | 017 - Storage Room |
| 007 - Closet | 018 - Book Room |
| 008 - Preserve Room | 019 - Closet, West End of Workshop |
| 009 - Bathroom | 020 - Old Bathroom Foundation |
| 010 - Kid Room | 021 - Storage Space under Front Porch Steps |
| 011 - Furnace Room | |



Main or First Floor--Floor Plan
Carl Sandburg Home

Preservation Drawing Number 445/80,001 dated June 9, 1978

- | | |
|--|--|
| 100 - Front Porch | 113 - Farm Office |
| 101 - Sandburg's Office | 114 - Stair Closet |
| 102 - Front Room | 115 - Front Hall and Stairs to Top Floor |
| 103 - Closets and Cupboards | 116 - Back Hall and Stairs to Basement |
| 104 - Helga's/Margaret's Room | 117 - Kitchen |
| 105 - Closets and Cupboards | 118 - Utility Room |
| 106 - Side Porch | 119 - Closets and Cupboards |
| 107 - Hall Connecting 104, 108, 111 | 120 - Bathroom |
| 108 - Children's Room/Margaret's Study | 121 - Mrs. Sandburg's Room |
| 109 - Closets and Cupboards | 122 - Closet |
| 110 - Closets and Cupboards | 123 - Bathroom |
| 111 - Bathroom | 124 - Balcony or Porch |
| 112 - Dining Room | 125 - Conservatory |



Top or Second Floor--Floor Plan
Carl Sandburg Home

Preservation Drawing Number 445/80,001 dated June 9, 1978

- | | |
|--------------------------|--------------------|
| 200 - Upstairs Hall | 209 - Closet |
| 201 - Sandburg's Study | 210 - Closet |
| 202 - Sandburg's Bedroom | 211 - Janet's Room |
| 203 - Closet | 212 - Closet |
| 204 - Closet | 213 - Bathroom |
| 205 - Hallway | 214 - Guest Room |
| 206 - Closet | 215 - Closet |
| 207 - Crow's Nest | 216 - Closet |
| 208 - Cupboard | 217 - Bathroom |