



Norwood Young America Parks and Recreation Commission
Tuesday, January 16, 2018 at 5:30 p.m.
Oak Grove City Center ~ City Council Chambers, 310 Elm St. W.

AGENDA

- | | |
|---|---|
| Sharilyn Feltmann
Vice-Chair | 1. Call to Order
A. Pledge of Allegiance |
| | 2. Adoption of Agenda |
| Karla Hormann | 3. Election of Officers |
| Lori Trocke
Chairperson | 4. Approve Minutes of December 19, 2017 meeting |
| Jim Zellmann | 5. Old Business
A. Park Bench Project Update
B. South Park Hockey Rink Warming House Update
C. Willkommen Memorial Park – Old Town Buildings |
| Julie Kuenzel,
School District Rep. | |
| JR Hoernemann
Planning Comm. Rep. | 6. New Business |
| | 7. Miscellaneous Updates |
| | 8. Commissioner Reports/Updates |
| Charlie Storms
City Council Liaison | 9. Adjourn |

UPCOMING MEETINGS

- | | |
|---------------------------|---|
| January 22 nd | 6:00 p.m. – City Council meeting |
| February 12 th | 6:00 p.m. – City Council meeting |
| February 20 th | 5:30 p.m. – Parks & Recreation Commission meeting |



TO: Parks & Recreation Commission Members

FROM: Steven Helget, City Administrator

DATE: January 16, 2018

SUBJECT: Willkommen Memorial Park – Old Town Buildings

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At the December regular meeting the Commission approved as one of its 2018 goals to establish a plan for repair or replacement of the Willkommen Memorial Park Old Town Buildings. The Commission directed staff to provide all the consultant reports and contractor repair estimates for the Old Town Buildings to the Commission at its January meeting.

In 2015 the City hired Encompass to perform an exterior assessment of the Old Town Buildings. Enclosed is a copy of that report as well as a letter from SEH Engineering who also looked at both the Pavilion and Old Town Buildings. Lastly, attached are two proposals to clean up mold in the buildings.



September 8, 2015

Steve Helget
City Administrator
City of Norwood Young America
P.O. Box 59
310 Elm Street West
Norwood Young America, MN 55368

Re: **Old Town in the Park – Exterior Assessment**
21 Main Street East
Norwood Young America, MN 55368

Dear Steve:

At your request, Encompass has performed an exterior assessment of the Old Town in the Park building located at 21 Main Street East in Norwood Young America. The purpose of this review was to assess the condition of the exterior envelope and provide recommendations for repair to address specific concerns relative to moisture intrusion and premature deterioration.

1.0 Introduction and Background

- 1.1. Old Town in the Park is a two-story, wood-framed structure constructed in 1991. The structure is used for concessions, storage, and baseball clubhouse facilities (Photo #1). The exterior is clad entirely with stucco that is stamped, colored, and textured to achieve various aesthetics. The interior is primarily unfinished, though some areas have wood paneling. The structure is unheated and winterized for winter months.
- 1.2. It is our understanding that the structure has experienced moisture intrusion, particularly along the wall base of the north and south walls, as well as around window openings at concession areas. The focus of this review is to assess the likely extent of moisture intrusion and provide recommendations for repair along with associated opinion of probable cost estimates.

2.0 Observations/Recommendations

2.1. Wall Base Conditions

- 2.1.1. The exterior walls consist of 2x4 studs framed atop a masonry foundation. The bottom of the framing is set at the same height as the exterior surrounding grade and the interior concrete floor (photo #3). No waterproofing is installed along the base of the wall. The exterior grade is relatively flat and in areas slopes towards the building.
- 2.1.2. Water was observed leaking under the wall plate and into the building at the time of our site visit (Photo #2). Various other similar water stains were observed along the perimeter of the north and south walls.
- 2.1.3. The as-built configuration with the wood framing installed at the same height as exterior grade allows exterior moisture to drain under the framing and to the interior. This condition is exacerbated by poorly sloped exterior grading and the absence of waterproofing. This configuration exists primarily along the north wall, and to a lesser extent at the east and west walls which are exposed to significantly less moisture.

2.1.4. Recommendations –

- 2.1.4.1. Sawcut and remove stucco along base of wall, shore and remove lower 8" of wood framing (plate, studs, and sheathing) and install one course of CMU around perimeter of building atop the existing foundation wall. Install new sheathing and finishes. It should be noted that the interior concrete floor is poured against 2x4 wall plate and will need to be sawcut back to allow for a 6" or 8" CMU that can then be structurally anchored to the top of the existing foundation wall.
- 2.1.4.2. Remove all concrete sidewalk adjacent to the north wall and install new concrete that is sloped towards the nearby catch basin and away from building walls.
- 2.1.4.3. At the south elevation, excavate gravel and install drain tile and drain rock that is directed to the catch basin to the west of the site.
- 2.1.4.4. Consider installing gutters and downspouts to all roof eaves.

2.2. Stucco Walls

- 2.2.1. The exterior walls are entirely clad with stucco that is colored and textured to various patterns. Moisture staining/deterioration was noted on the interior side of sheathing/paneling in multiple rooms on both the upper and lower levels (photos #4-6). The staining was most severe below window and roof/wall intersections.

Deterioration and likely fungal growth was noted within the wall cavity below concessions windows on the north wall.

2.2.2. Most window and concession openings are hand framed with either single-pane Plexiglas or wood shutters. No flashing is present around or below the openings and deteriorated wood trim and framing is present at many of the openings. The openings have no means for collecting and/or preventing moisture from entering behind the stucco installed below. The window and concessions frames are not water tight and have limited ability to prevent moisture intrusion. Moisture that enters through these openings is directed behind the stucco with no means for drainage.

2.2.3. Roof/wall intersections where a sloped roof terminates against a vertical wall are present on most elevations. These areas do not have adequate step or diverter flashing to direct water away from the wall or prevent it from entering behind the stucco. Damaged framing was commonly observed below most of these locations (photo #6).

2.2.4. Recommendations –

2.2.4.1. In reviewing the as-built installation and the varying textures, colors, and aesthetics, it is our opinion that all of the stucco should be removed from all walls. This is the only way to correct underlying damage below windows, openings, and roof intersections while providing a continuous weather barrier that can accommodate and direct incidental moisture out of the wall assembly. It is our opinion that partial removal of stucco cannot correct all underlying issues.

2.2.4.2. Upon removal of stucco, deteriorated sheathing should be removed and replaced. It is recommended that all windows, concessions, and doors be removed and replaced. This will allow for installation of flashings necessary for the overall weather barrier. Concessions should have solid surface/material counter tops instead of wood to limit the potential for leaks.

2.2.4.3. Roofing will need to be partially removed to install step flashings and diverter flashings along wall intersections. The full extent of roofing removal may vary depending on underlying damage and flashing needs, though it is expected that roofing removal may be significant where full roofing replacement may be more economical.

2.3. Miscellaneous Items

2.3.1. The parapet walls have flat top surfaces that are covered with wood and stucco. We suspect that underlying damage may exist below the caps that would not be known until the time of stucco removal (Photo #7). The use of stucco on flat surfaces is a poor construction practice and in order to ensure a water tight

assembly, it is recommended that the stucco and wood be omitted in favor of a roofing membrane and metal caps/coping.

- 2.3.2. Wood fascia/trim is installed around the base of many parapet walls. This trim is in varying condition and will need to be removed to allow for flashing installation. Consideration to removal and replacement of this trim is recommended and may be necessary to achieve a uniform appearance.

3.0 Opinion of Costs

- 3.1. The attached probable cost estimate provides a range for anticipated costs for the primary repair items including stucco replacement and wall base repairs. The range is variable due to the multitude of material options that are available. Additionally, please note that window and door replacement is excluded as there are many options with significantly varying costs.

This report is prepared based on observations and review of the material available as of this date. Our opinions may be revised based on the availability of additional data.

The conclusions and recommendations contained herein represent our professional opinions. These opinions were arrived in accordance with accepted engineering practices at this time and location. No other warranty is implied or intended.

Should you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Blazevic', with a long horizontal flourish extending to the right.

Mark Blazevic, P.E.
Project Engineer



Photograph #1 – North Elevation



Photograph #2 – Moisture on floor of North Wall



Photograph #3 – Typical Wall Base



Photograph #4 – Staining below window at north wall



Photograph #5 – Staining below windows at south wall



Photograph #6 – Staining below roof/wall intersection



Photograph #7 – Stucco parapet walls



Bringing your dream home.

9340 James Ave S. Suite Bloomington, MN 55431
Office: 952-888-1200 Fax: 952-884-6684

Project Bid Sheet

Date: September 8, 2015
For: The City of Norwood Young America (Old Town Building)
Location: 21 Main Street East, Norwood Young America

1. General

- a. All permits, dumpsters, inspections, mobilization, property access, project management, clean up and port-o-potties are included in the base bid.

2. Stucco

- a. Remove all stucco and dispose of stucco.
 - i. Exception – no stucco removed on west wall under shelter.
- b. Install new stucco according to current design.
- c. Install stucco designed to look like brick as currently designed.
- d. Install mort-air-vent behind all exposed wall sheathing.

3. Structural repairs

- a. Temporary shore up sections of the building and cut back the length of the studs in order to extend the block foundation.
- b. Once block foundation is extended, install new top plate to foundation and sister new studs next to existing ones.
 - i. Install anchor bolts from the plate down into the CMU.
- c. Rot repair (allowance \$9,000)
 - i. All rotted sheathing, structurally deficient studs and headers to be replaced with new.

1. Any framing members that is not structural deficient but has mold will be treated with an antimicrobial.
- ii. Any windows that need to be replaced due to water damage or windows that have caused water damage.

4. Concrete

- a. Remove all concrete around the north and east walls and install new concrete.
 - i. Use #3 rebar @ 30" O/C and saw cut.
 - ii. Apply a siloxane based sealer 30 days after installation.
- b. New block foundation
 - i. Cut back interior concrete slab approx. 2" back from the 2x4 framed wall.
 - ii. Install 6" CMU's around the perimeter of the foundation.
 - iii. Core fill new CMU's.
 - iv. Anchor bolts to be installed during the framing portion.

5. Waterproofing

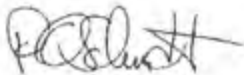
- a. Provide a spray on waterproofing to existing and new block foundation.
 - i. Exception – the west wall under shelter.

6. Unknown issues

- a. Roofing integration issues.
- b. Soil conditions.
- c. Window and door replacement.
- d. Fascia and soffit repair/replacement.
- e. Fixing design flaws.

TOTAL PROJECT COST RANGE: \$150K-200K +/-

Respectfully submitted,



Paul Schmidt



Building a Better World
for All of Us®

MEMORANDUM

TO: Steve Helget, City Administrator

FROM: Brian Bergstrom, AIA

DATE: November 16, 2015

RE: American Pavilion and Old Town in the Park Building Assessments
SEH No. P-NORWO 134554 14.00

The intent of this memo is to document the preliminary findings of a site visit to the American Pavilion and Old Town in the Park Buildings located in Norwood Young America. On October 30, 2015 representatives from SEH's architectural and structural engineering departments made a site visit to the above noted buildings with the intent of visually observing the existing conditions of each structure. Prior to the site visit the City of Norwood Young America provided SEH with copies of investigative reports for each building completed by Encompass (reports dated April 23, 2015 and September 8, 2015).

Based on our site visit it is our opinion that the listed observations in the investigative reports prepared by Encompass are valid. Furthermore, we would like to offer the following preliminary list of possible improvements and estimated costs for each building.

American Pavilion Building

A. Roof

1. Insulation: Based on the Encompass report and comments from city staff portions of the existing building roof have been retrofitted with spray-foam insulation. We would suggest that any areas that have not been insulated be insulated to provide a constant thermal barrier.
 - *Estimate of Probable Cost: \$15,000 to \$20,000 (assumes 1/3 of roof requires insulation)*
2. Lack of Venting: During the site visit it was observed that the attic space at the east end entry area of the building consisted of fiberglass batt insulation directly over the existing wood ceiling deck with no vapor barrier or attic ventilation. It was also observed that several of the wood roof structural member showed signs of possible exposure to moisture. It is recommended that the insulation be removed and a vapor barrier be installed along with proper means of attic ventilation at the eave and ridge line as required under current MN building code.
 - *Estimate of Probable Cost: \$7,000 to \$10,000*
3. No structure under eaves: During the site visit it was noted that the existing roof overhang is supported by decorative wood framing that appears to be nailed to the face of the exterior wall and not tied into the roof framing. We recommend having this support system reviewed and a structural analysis completed to ensure the overhangs are properly supported.
 - *Estimate of Probable Cost: \$15,000 to \$20,000*

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-5196
SEH is 100% employee-owned | sehinc.com | 651-490-2000 | 800.325.2055 | 888.908.8186 fax

1. Review floor capacity: A complete structural analysis of the floor framing systems should be completed to verify the existing capacity of the upper level.

- *Estimate of Probable Cost: TBD based on findings of structural analysis.*

D. Roof

1. Existing wood roof truss framing has spliced bottom chords that appear to be inadequately connected. It is recommended that this condition be reviewed by a structural engineer and proper splice connections provided.

- *Estimate of Probable Cost: \$2,000 to \$4,000 (for splice repair)*

2. Roof flashing and drainage should be reviewed and new drainage crickets and copings provided. It is also recommended that gutters and downspouts be installed all around the structure.

- *Estimate of Probable Cost: \$5,000 to \$7,000*

Please note that the recommendations and estimates of probable cost provided in this memo are based on preliminary information gathered during our visual observations of the buildings. Therefore, it is recognized that neither SEH nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding market conditions. Accordingly, SEH cannot and does not warrant or represent that bid prices will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by SEH.

bmb

c: Dan Ehrke
Mike Hemstad, PE

\\9001\hwa\comm\amrpavilion building review\sef\m\m\j\j.docx

MAVO SYSTEMS

Environmental Contracting Services

PROPOSAL

PROPOSAL SUBMITTED TO:	CITY OF NORWOOD YOUNG AMERICA	DATE:	May 3, 2016
ADDRESS:	310 ELM ST W	PROPOSAL NO:	D16-228
CITY, STATE, ZIP:	NORWOOD YOUNG AMERICA	DESCRIPTION OF WORK:	MOLD & WATER DAMAGE REMEDIATION
ATTENTION:	BRENT ARETZ	SITE LOCATION:	FIELD HOUSE
PHONE NO:	952-467-1830	ADDRESS:	21 MAIN ST E
CELL:	952-212-0226	CITY, STATE, ZIP:	NORWOOD YOUNG AMERICA
FAX NO:			
EMAIL:			

Mavo Systems Inc. will provide skilled labor, equipment, materials and incidentals necessary to conduct mold and water damage remediation.

Mavo has based below pricing on a site visit with an assessment wet materials.

The scope of work is as follows.

Mavo will install negative poly enclosures in the work areas to prevent the migration of spores and dust to non work areas. The enclosures will have engineering controls such as HEPA filtered air scrubbers.

Mavo's personnel will remove water damaged and mold contaminated building materials as needed. Some areas will need just a cleaning and sanitizing. Most removal will be below windows.

Once materials are removed a HEPA vacuuming and scrub down of remaining surfaces to include containments. Mavo will apply an anti-microbial coating as needed.

All materials will be removed from site and disposed of.

T & M Price \$3,350.00

We propose to furnish material and labor - complete in accordance with above Scope of Work, for the sum of:
dollars

Terms of Payment: Net 30 days

Payment(s) to be made as follows:

In the event payment is not made as outlined herein, the undersigned agrees to pay all costs of collection and attorney's fees incurred by Mavo Systems, Inc. All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Owner agrees to supply Mavo Systems, Inc. with 110 volt power and portable water to complete the cleaning process.

Authorized Signature

Rick Goodman

Note: This proposal may be withdrawn by us if not accepted within 60 days

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature _____

Date of Acceptance:

Signature _____

MAVO SYSTEMS, INC.
4330 CENTERVILLE ROAD
WHITE BEAR LAKE, MN 55127

OFFICE NO: (763) 788-7713
FAX NO: (763) 788-9560
TOLL FREE NO: (888) 788-4376

www.mavo.com



ProCare Services, Inc
14177 US Hwy 12
Cokato, MN 55321
www.procaremn.com
License # BC 634385

Home Inspection Report



21 Main Street E
Norwood Young America, MN 55368

ProCare Services, Inc

09:09 May 17, 2016

City of Norwood Young America
21 Main Street E
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ProCare Services, Inc

09:09 May 17, 2016

City of Norwood Young America
21 Main Street E
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Definitions

All definitions listed below refer to the property or item listed as inspected on this report at the time of the inspection.

No Visible Suspect Mold	Conditions not favorable for mold growth and no visible or odorous signs were present.
Conditions Favorable	Conditions are favorable for mold growth. High humidity or odors present. No visible mold was observed but, due to conditions, mold testing is recommended.
Visible Mold Like Substance	Visible mold like substance present. Testing and remediation of visible mold, structural damage and it's cause is recommended.

General Information

Property Information

Property Address 21 Main Street E
City Norwood Young America State MN Zip 55368
Contact Name Brent Aretz
Phone 952-467-1830
Fax 952-467-1818

Client Information

Client Name City of Norwood Young America
Client Address 310 Elm Street West PO Box 59
City Norwood Young America State MN Zip 55368
Phone 952-467-1800
Fax 952-467-1818
E-Mail publicworks@cityofnua.com

Inspection Company

Inspector Name Dean Mahlstedt
Company Name ProCare Services, Inc
Address 14177 US Hwy 12
City Cokato State MN Zip 55321
Phone 320-286-5748
Fax 320-286-5749
E-Mail dean@procaremn.com
File Number 04292016-1
Amount Received 0

Conditions

Others Present None Property Occupied Occasional Occupancy for Public Use
Estimated Age More than 20 years old Entrance Faces North
Inspection Date 04/29/2016
Start Time 2pm End Time 3:15pm
Electric On Not Applicable
Gas/Oil On Not Applicable
Water On Not Applicable
Temperature 59 F

General Information (Continued)

Weather Partly cloudy Soil Conditions Wet
Space Below Grade None
Building Type Commercial Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Grounds

All definitions listed below refer to the property or item listed as inspected on this report at the time of the inspection.

No Visible Suspect Mold	Conditions not favorable for mold growth and no visible or odorous signs were present.
Conditions Favorable	Conditions are favorable for mold growth. High humidity or odors present. No visible mold was observed but, due to conditions, mold testing is recommended.
Visible Mold Like Substance	Visible mold like substance present. Testing and remediation of visible mold, structural damage and it's cause is recommended.

1. Conditions Favorable

Exterior Surface Drain: Surface drain - Surface drainage is a primary problem for the lower portion of the north side of the building. Rain waters from the air and roof surfaces is a secondary contributor to rot and decay of some of the lower fascia of the building. The lot is very flat and surface waters between the building and the Pavilion to the north are routing towards the building and causing water wicking into the framing, sheathing and fascia materials. It appears the only good remedy is to tear out a large portion of pavement and concrete to re-grade the entire area between the building and pavilion and then install a semi-pervious surface with french style drainage or to add new hard surfaces to included drainage away from both buildings and into th storm sewer.



2. Conditions Favorable

Grading: Minor slope - Minor slope, but mostly flat and graded in such a way as to force surface waters to collect in and around the building, especially at the north side.

Grounds (Continued)

Grading: (continued)



3. Conditions Favorable

Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control.



4. No Visible Suspect Mold

Vegetation: Pavement and grass

Exterior

All definitions listed below refer to the property or item listed as inspected on this report at the time of the inspection.

No Visible Suspect Mold Conditions not favorable for mold growth and no visible or odorous signs were present.
Conditions Favorable Conditions are favorable for mold growth. High humidity or odors present. No visible mold was observed but, due to conditions, mold testing is recommended.

Visible Mold Like Substance Visible mold like substance present. Testing and remediation of visible mold, structural damage and it's cause is recommended.

1. Visible Mold Like Substance Exterior Foundation: Wood Framed - ProCare recommends removal of the lower stucco that is water and mold damaged to a height up to four feet tall and to replace the stucco with a brick or cement type of material that can be sealed and adequately drained, that will also repel waters that are dripped, wind driven, snow or ice accumulated, etc. Due to the fact that much of the damage is hidden in the walls, it is safe to assume that a certain portion of the framing may either need removal or remediation and shoring up.

It is further suggested that a qualified engineer/architect provide a material that can replace all lower wood framing, while maintaining the install and integrity of the existing building.

ProCare can provide demo and remediation of the mold affected areas, leaving most, or all, framing in place. A temporary cleaning of the framing can be completed to avoid cross-contaminating other interior areas and surfaces of the building.

Another contractor could then come and set up to shore up the building and replace the lower framing with a more water durable cement like product to appear as a wainscot, but which will also function as the main lower structure for the walls of the building.

The majority of the structure and face of the building are in great condition and should be preserved. The mold and rot issues at the lower walls as wells as the surface drainage issues need to be remedied, to protect public health.

Exterior (Continued)

All sides of the building Exterior Surface

2. Visible Mold Like Substance Type: Brick, Stucco, Wood - Replace only the lower portions of north and south walls and framing with more durable cement type structural product.



3. No Visible Suspect Mold

Entry Doors: Metal - All trim should be checked for caulking as an annual maintenance item



4. Conditions Favorable

Windows: Loose caulk - All trim should be checked for caulking as an annual maintenance item



Roof

All definitions listed below refer to the property or item listed as inspected on this report at the time of the inspection.

No Visible Suspect Mold	Conditions not favorable for mold growth and no visible or odorous signs were present.
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Visible Mold Like Substance	Visible mold like substance present. Testing and remediation of visible mold, structural damage and it's cause is recommended.

All Surfaces Roof Surface

1. Method of Inspection: Ground level

2. No Visible Suspect Mold Material: Architectural Shingle - Shingles appear to be in good condition, although the roof/wall intersection points are suspect for on-going water damage.



3. Type: Gable

4. Approx Age: More than 5 years old

5. No Visible Suspect Mold Flashing: Unknown - hidden - Some areas of roof/wall intersections have non-existent or hidden flashing. All roof/wall intersections and caulked joints need to be evaluated for current maintenance needs and inspection by a qualified roofing company. These areas need to be kept dry to protect the sheathing and framing of the structure long-term.



Final Comments

ProCare will provide for the removal and remediation of water-mold damaged areas of the lower exterior walls of the building adjacent to the baseball field which houses the dug-outs, maintenance garage and serving areas.

The project would include removal of stucco, damaged trim, damaged framing (if integrity of the structure is not compromised), and interior lower OSB panels at exterior walls. Temporary sheathing will be provided by ProCare to keep rodents and vandals out of the structure. Cuts to stucco will be made in such a way that new flashing and new lower wall materials can be installed by another contractor.

Cost of the ProCare portion of the project will be \$ 14,400.00, which includes all labor & PPE, materials, permits to demo, hauling and disposal, and new temporary sheathing.

Conditions Favorable Summary

Grounds

1. **Exterior Surface Drain: Surface drain** - Surface drainage is a primary problem for the lower portion of the north side of the building. Rain waters from the air and roof surfaces is a secondary contributor to rot and decay of some of the lower fascia of the building. The lot is very flat and surface waters between the building and the Pavilion to the north are routing towards the building and causing water wicking into the framing, sheathing and fascia materials. It appears the only good remedy is to tear out a large portion of pavement and concrete to re-grade the entire area between the building and pavilion and then install a semi-pervious surface with french style drainage or to add new hard surfaces to included drainage away from both buildings and into the storm sewer.



2. **Grading: Minor slope** - Minor slope, but mostly flat and graded in such a way as to force surface waters to collect in and around the building, especially at the north side.



3. **Swale: Flat or negative slope** - Recommend improvements be made to the grade, swale slope and depth to improve water control.



Exterior

4. **Windows: Loose caulk** - All trim should be checked for caulking as an annual maintenance item

Exterior (Continued)

Windows: (continued)



Visible Mold Like Substance Summary

Exterior

1. Exterior Foundation: Wood Framed - ProCare recommends removal of the lower stucco that is water and mold damaged to a height up to four feet tall and to replace the stucco with a brick or cement type of material that can be sealed and adequately drained, that will also repel waters that are dripped, wind driven, snow or ice accumulated, etc. Due to the fact that much of the damage is hidden in the walls, it is safe to assume that a certain portion of the framing may either need removal or remediation and shoring up.

It is further suggested that a qualified engineer/architect provide a material that can replace all lower wood framing, while maintaining the install and integrity of the existing building.

ProCare can provide demo and remediation of the mold affected areas, leaving most, or all, framing in place. A temporary cleaning of the framing can be completed to avoid cross-contaminating other interior areas and surfaces of the building.

Another contractor could then come and set up to shore up the building and replace the lower framing with a more water durable cement like product to appear as a wainscot, but which will also function as the main lower structure for the walls of the building.

The majority of the structure and face of the building are in great condition and should be preserved. The mold and rot issues at the lower walls as wells as the surface drainage issues need to be remedied, to protect public health.

2. All sides of the building Exterior Surface Type: Brick, Stucco, Wood - Replace only the lower portions of north and south walls and framing with more durable cement type structural product.



