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HISTORIC STRUCTURE ASSESSMENT REPORT

**SULLIVAN'S ISLAND COAST GUARD STATION
BUILDING FOS11
FORT SUMTER NATIONAL MONUMENT**

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Dates of Inspection and
Condition Assessment Report: 1991

Inspected by:

Center for Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

Prepared for:

Park Historic Architecture Division
National Park Service
Washington, D.C. 20013-7127

and

Southeast Regional Office
National Park Service
Atlanta, Georgia 30303

Compiled by:

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PROJECT STATEMENT

The Inventory and Condition Assessment Program (ICAP) is a systematized methodology to inventory and to assess the condition of or inspect maintenance features and a computer program to manage the substantial volume of information developed under the program.

The inventory and condition assessment is based on a comprehensive field inspection conducted by park, regional office, or DSC staff and/or private architectural/engineering (A/E) contractors. The inspection team prepares a report assessing the findings of the inspection and recommending, where necessary, appropriate repair treatments. For prehistoric and historic buildings these recommendations are consistent with the "Standards for Managing Historic and Prehistoric Structures (Including Ruins)" in the "Cultural Resource Management Guideline, NPS-28". A comprehensive building report for non-historic buildings is titled "Inventory and Condition Assessment Report". For prehistoric and historic buildings, a comprehensive building report is titled "Historic Structure Assessment Report". A comprehensive building report consists of the following information.

1. **General Data** - Background, size and geographical location.
2. **Historical Data** - For historic and prehistoric buildings, the historic significance of each feature is identified. Important List of Classified Structures (LCS) and Cultural Resources Management Bibliography (CRBIB) information is also furnished.
3. **Inventory Data** - Descriptions of features.
4. **Condition Assessment Data** - Deficiencies identified through the inspection process, with corrective work recommendations.
5. **Cost Data** - Estimated costs for all recommended work broken down into material and labor.
6. **Graphic Data** - A site sketch, simple plan drawings, and photocopies of representative views indicating existing conditions are also provided.

DEFINITIONS

MAINTENANCE PRIORITY

Priority 1: Buildings assessed priority 1 are those that must be maintained.

Condition Criteria:

- the building has fire/life/health safety and other code deficiencies; and/or
- the building has other significant critical and serious deficiencies that may effect the useful life of the building.

Management Criteria:

- the building is a cultural resource; and
- the building is significant based on specific servicewide, Regional or park management initiatives or directives.

Priority 2: Buildings assessed priority 2 are those that should be maintained.

- the building meets any of the requirements of priority 1. However, due to limited funding/resources maintenance is deferred. Every effort should be taken to upgrade these buildings when possible, in order to ensure proper maintenance.

Priority 3: Buildings assessed priority 3 are those that may be maintained.

- the building is scheduled for future cyclical and/or repair/rehabilitation work which may require special coordination of maintenance activities in order not to conflict with the planned work;
- or the building does not meet any of the requirements of priority 1 and 2.

BUILDING CONDITION

Excellent - A building is in excellent condition if any of the following conditions are present. Both interior and exterior features of the building are in like-new (or better) condition and building utility systems are without obvious or known defects. (This level does not apply to historic or prehistoric buildings.)

Good - A building is in good condition if the following conditions are present. The significant features are intact, structurally sound and performing their intended purpose; there are few or no cosmetic imperfections; the significant features need no repair; and only routine and/or cyclic maintenance is required. Examples are touch up painting needed or other minor items needing maintenance.



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<http://archive.org/details/historicstructur00cent>

Fair - A building is in fair condition if any of the following conditions are present. There are signs of wear, failure or deterioration, though the building is generally sound; or if failure of a significant feature of the building is evident. Examples are worn floor or wall coverings and building utility systems in need of minor repair.

Poor - A building is in poor condition if any of the following conditions are present. The significant features are no longer performing their intended purpose or are missing; significant features show signs of imminent failure or break-down; structural integrity is marginal; major repairs are needed; or fire, life, health and/or safety standards for occupancy are questionable. Examples include exterior envelope which allows the elements to attack the interior and/or utility systems which are inadequate.

Obsolete - A building is in obsolete condition if any of the following conditions are present. It is beyond economic rehabilitation; is not historic or prehistoric and is not architecturally significant; and major health and/or safety violations exist. (This level does not apply to historic or prehistoric buildings.)

FEATURE CONDITION

The conditions *Good*, *Fair*, and *Poor* are equivalent to the **MM** conditions "1" as good, "2" as fair, and "3" as poor. For historic and prehistoric structures, it is also used as part of the criteria in establishing the significance of a feature.

A feature is evaluated as Good when:

- the feature meets the established Maintenance Management program condition guidelines, and
- the feature is intact, structurally sound and performing its intended purpose, and
- the feature needs no repair or rehabilitation and only routine and preventive maintenance is required.

A feature is evaluated as Fair when:

- the feature generally meets the Maintenance Management program condition guidelines and provides an adequate level of service, or
- there are early signs of wear, failure, or deterioration, though the feature is generally structurally sound and performing its intended purpose, or
- there is failure of a sub-component of the feature, or
- replacement of up to 25% of the feature or replacement of a defective sub-component is required.

A feature is evaluated as Poor when:

- the feature does not meet the Maintenance Management program condition guidelines, or
- the feature is no longer performing its intended purpose, or
- the feature is missing, or
- deterioration or damage affects more than 25% of the feature and cannot be adjusted or repaired, or
- the feature shows signs of imminent failure or breakdown, or
- the feature requires major repair or replacement.

TREATMENT RATINGS (Historic and Prehistoric Buildings Only)

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building.

Feature: Defined as the basic component or issue on which the ICAP program collects information for inventory use. A feature may be an architectural element, structural component, engineering system or a functional requirement.

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the building is considered to have cultural value and dates from the period(s) of significance, and/or
- the feature is highly distinctive architecturally and dates to the buildings's period(s) of significance, and
- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to Good- Preserve

2. PRESERVE WHEREVER POSSIBLE- REPLACE IN-KIND IF TOO DETERIORATED TO SAVE

Statement of Importance:

- the feature has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the building, or

-
- the feature makes a significant contribution either to the building's historic appearance or as an integral part of its historic construction, or
 - the feature meets "1" level criteria except that preservation is not feasible.

Condition: Fair to Good- Preserve
Poor- Replace

Note Exception: If the feature is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the feature contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or
- the feature dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: Fair to Good- Preserve
Poor- Replace

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the feature dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: Fair to Good- Preserve
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the feature is not significant and through design or condition detracts from the historic appearance of the building, or
- the feature is a poor design and/or construction detail which contributes to the deterioration of the building, or

-
- the feature creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the feature may, in some cases, take precedence over higher ratings normally assigned to the feature.)

Condition: Poor to Good- Remove/Replace

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE BUILDING.

Statement of Importance:

- the feature has no historic value.

0. DEFAULT RATING - FEATURE NOT EVALUATED

The ICAP computer program will default to this value. A rating of zero (0) should alert the reader that an evaluation of the significance of the feature has not been made.

PRIORITY

A Critical deficiency of a feature exists where:

- there is advanced deterioration which has resulted in the failure of the feature or will result in the failure of the feature if not corrected within one year or
- there is accelerated deterioration of adjacent or related building materials as a result of the feature's deficiency,
- there is a threat to the health and/or safety of the user, or
- there is a failure to meet a legislative requirement.

A Serious deficiency of a feature exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the feature or
- a threat to the health and/or safety of the user may occur within 2- 5 years if the deterioration is not corrected, or
- there is deterioration of adjacent or related materials and/or systems as a result of the feature's deficiency.

A *Minor* deficiency of a feature exists where:

- standard preventive maintenance practices and conservation methods have not been followed, or
- there is a reduced life expectancy of affected or related materials and/or systems, or
- there is a condition with long-term impact beyond 5 years.

WORK RECOMMENDATIONS

Within the inventory section of a comprehensive report, each time a fair or poor condition is indicated, a work recommendation will appear in the back of the report. Occasionally, several related deficient features can be grouped together under one work recommendation. When this happens, the description of each of the affected features refers the reader to the feature with the work recommendation and no condition quantities are cited for the affected features.

COST ESTIMATES

The cost figures included in the work recommendations are estimates to be used for the planning of future work. They can be based on the inspector's own records, cost data provided by the Park, or standard cost estimating guides such as R.S. Means, but they are only estimates. Costs for architect's or engineer's fees or other contingencies are not included.

LIST OF SYMBOLS AND ABBREVIATIONS
--

bedrm or BR- bedroom
bldg- building
bsmnt or bmt - basement
btwn- between
clg- ceiling
dbl- double
dine or DR- dining room
E- east
elev- elevation
exist- existing
fdn- foundation
ftg- footing
fl or flr- floor
galv- galvanized
gyp bd- gypsum board
kit- kitchen
LF- linear feet
LR- living room
mtl- metal
N- north
NFPA 101 - Life Safety Code, National Fire Protection Association
oc- on center
opg- opening
orig- original
reqd- required
rm- room
S- south
SF- square feet
SY- square yard
sgl- single
sht mtl- sheet metal
sm- small
stl- steel
T&G or T + G- tongue and groove

typ- typical

UBC- Uniform Building Code

W- west

wd- wood

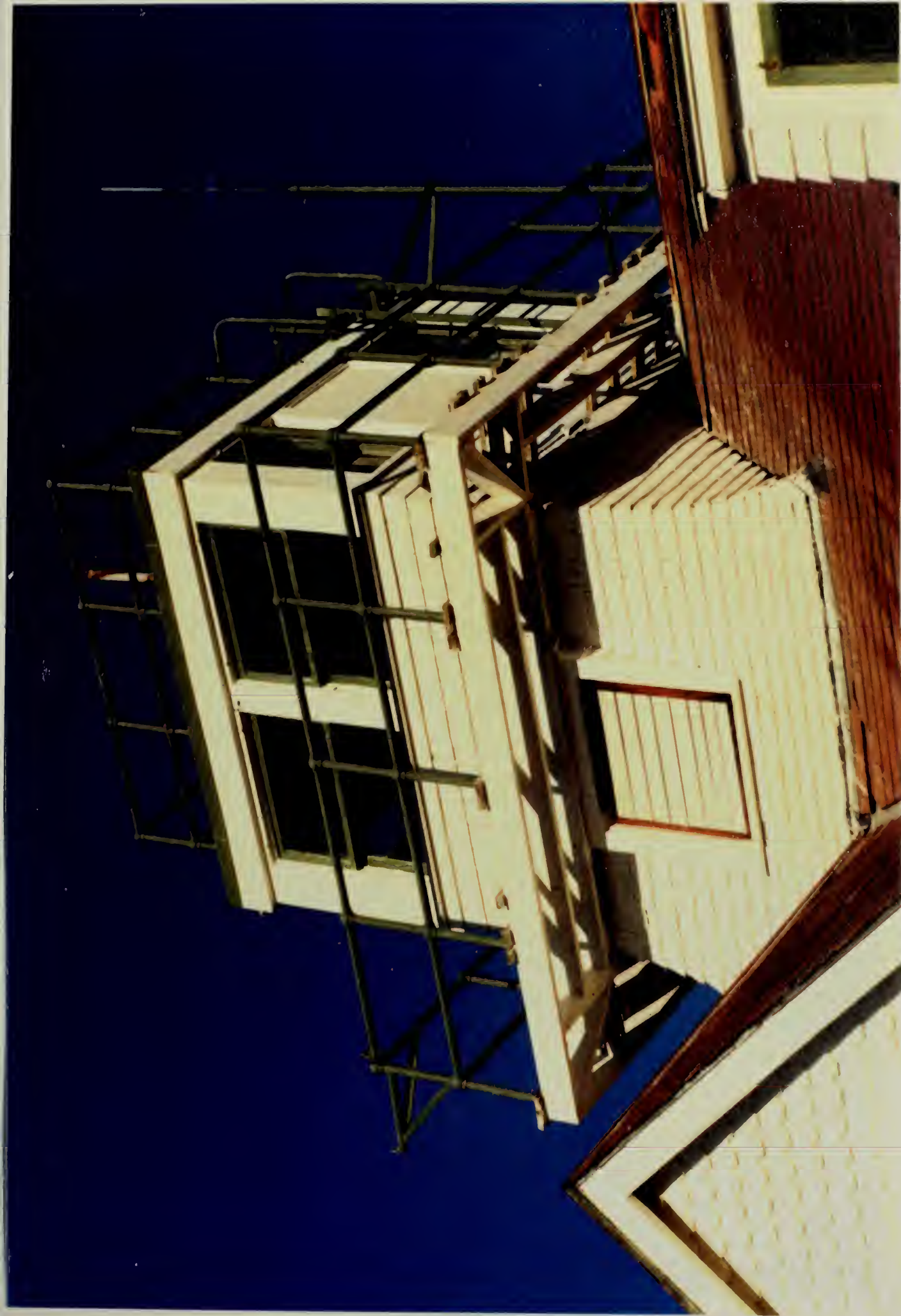
wdo- window



NORTHWEST (FRONT) & WEST ELEVATIONS



SOUTHEAST ELEVATION



DETAIL OF CUPOLA



LIVING ROOM



KITCHEN



UTILITY ROOM



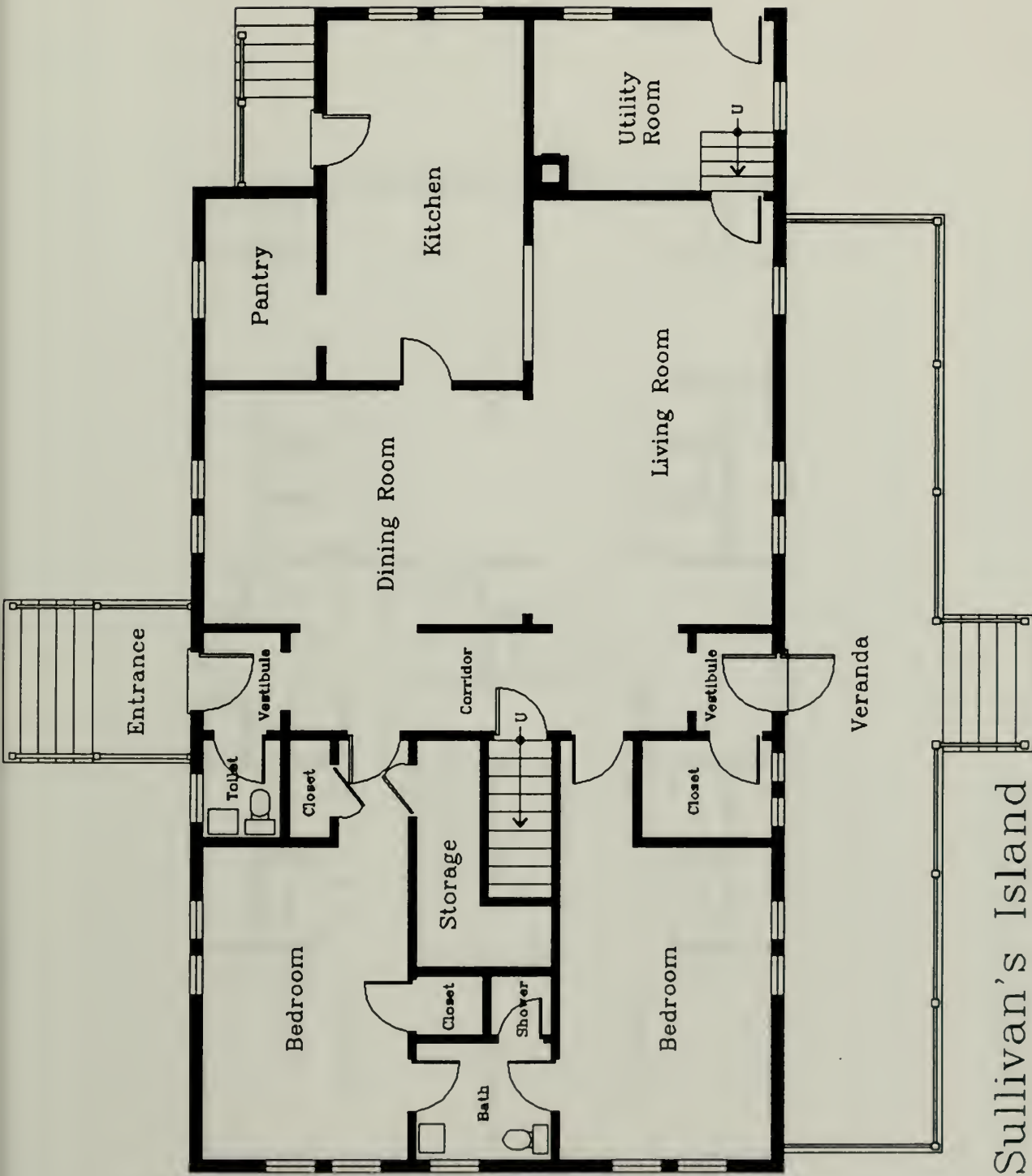
SECOND FLOOR BEDROOM



SECOND FLOOR BEDROOM



OBSERVATORY

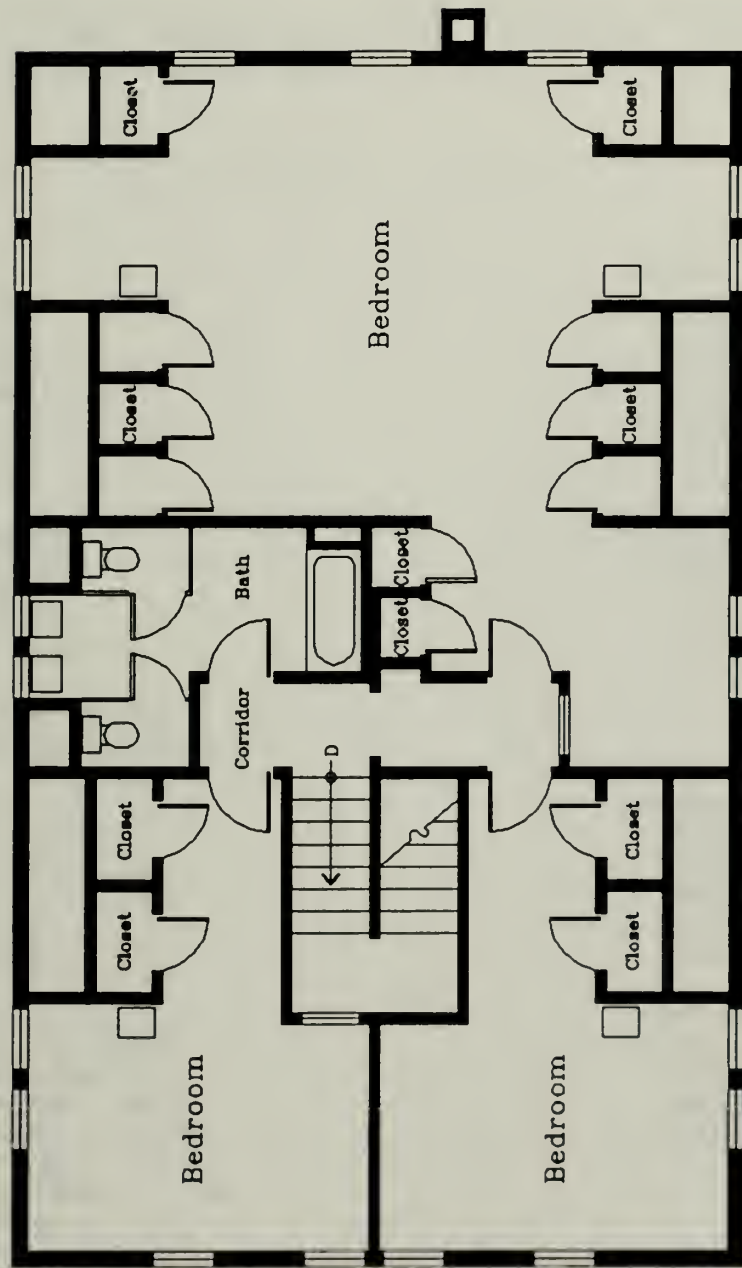


FIRST FLOOR PLAN



Sullivan's Island Coast Guard Station

Fort Sumter
National Monument



SECOND FLOOR PLAN



Sullivan's Island
Coast Guard Station

Fort Sumter
National Monument

--EXECUTIVE SUMMARY-----

SIGNIFICANCE: The Coast Guard Station was used as a personnel dormitory with an observatory above the 2nd floor.

ARCHITECTURAL DESCRIPTION: 2-story building with observatory; gable roof with cement fiber shingles/1 rear, 1 front & 1 kitchen porch; 3 dormer windows front & 3 at the rear.

--IDENTIFICATION/MANAGEMENT INFORMATION-----

OTHER NAMES:

BUILDING ADDRESS

PARK ORGCODE: 5430

DISTRICT ORGCODE: 5430

1815 I'on Avenue

Sullivan's Island, SC

LOCATION:

COUNTY: Charleston

BUILDING INFORMATION

BUILDING ORGCODE: 5430

MANAGEMENT UNIT: FOSU

BUILDING CONDITION: Fair

MAINTENANCE PRIORITY: 1 - High

MANAGEMENT CATEGORY: B DATE: 00/00/00

ELEVATION: 7.0 FT

UTM COORDINATES: / /

REAL PROPERTY INFORMATION

ACQUISITION DOCUMENT: - - -

ACQUISITION COST: \$ 0

ACQUISITION DATE: 6-90

GENERAL LEDGER ACCT NO: 215

SF 1166 NUMBER: 3010

SF 1166 DESIGNATION: DORMITORY

TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

OTHER PROPERTY INFORMATION

NPS LEGAL INTEREST:

FEE - FEE SIMPLE

MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION

NUMBER ON BUILDING: 1815

LCS ID NUMBER: 13034

HOUSING NUMBER:

ENERGY NUMBER:

CONCESSIONER NUMBER:

APPRAISAL INFORMATION

REPLACEMENT COST:

APPRAISAL YEAR:

APPRAISAL SOURCE:

PERCENT OCCUPIED: 0%

DATE OF CONSTRUCTION: 1894

SIZE INFORMATION

TOTAL FLOOR AREA: 2950 SF

FIRST FLOOR AREA: 1600 SF

ADDITIONAL FLOOR AREA: 1350 SF

TOTAL BASEMENT AREA: 0 SF

FINISHED BASEMENT AREA: 0 SF

UNFINISHED BASEMENT AREA: 0 SF

ROOF AREA: 3000 SF

PERIMETER LENGTH: 180 LF

NUMBER OF STORIES: 2

NUMBER OF ROOMS: 10

NUMBER OF BATHROOMS: 2.5

SUMMARY COST INFORMATION

TOTAL: \$ 118281

CRITICAL: \$ 50180

SERIOUS: \$ 67321

MINOR: \$ 780

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GENERAL INFORMATION

SULLIVAN'S ISLAND COAST GUARD STATION

--IDENTIFICATION/MANAGEMENT INFORMATION (cont)--

BUILDING CODE INFORMATION

APPLICABLE CODES:

NFPA 101, Life Safety Code, 1985
ANSI & ADA for Handicapped Accessibility

OCCUPANCY CLASSIFICATION: Residential

OCCUPANCY LOAD: 7

HAZARD OF CONTENTS: Ordinary

SEISMIC ZONE: 3

CONSTRUCTION TYPE: Wood

OPERATIONS INFORMATION

Not open to the public

SEASON:

HOURS:

TREATMENT RESPONSIBILITY

INTERIM TREATMENT: NPS

APPROVED ULTIMATE TREATMENT: NPS

ROUTINE MAINTENANCE: NPS

CYCLIC MAINTENANCE: NPS

ULTIMATE TREATMENT: APPROVED DATE: 00/00/74

DOCUMENT: B - GMP

TREATMENT TYPE: PRESERVATION

--SIGNIFICANCE--

SIGNIFICANCE: National

NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 06/19/73

NHL STATUS: No

--HISTORICAL INFORMATION--

PERIOD OF CONSTRUCTION: Historic

HISTORIC FUNCTION:

COAST GUARD FACILITY
INSTITUTIONAL HOUSING(MILIT'Y)

CURRENT FUNCTION:

NPS LODGING
VACANT/NOT IN USE

--DOCUMENTATION--

DSC PARKCODE:

DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Original plans & elevations		1894	National Archives (Washington DC)/Regional office
USCG Dwelling Remodeling		7/2/38	Regional office
Rehabilitation Plans		1979	Regional office

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
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GENERAL INFORMATION

SULLIVAN'S ISLAND COAST GUARD STATION

--HISTORICAL DOCUMENTATION-----

HABS NUMBER: HAER NUMBER:
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

NATIONAL REGISTER NUMBER: 73001703

GENERAL INFORMATION

SULLIVAN'S ISLAND COAST GUARD STATION

--MAJOR IMPROVEMENTS/MODIFICATIONS-----

CONSTRUCTION DATE: 1894 CONSTRUCTION: Built
COST: \$ 0 DESIGNER:

TEXT: Date of original construction
DESIGNER'S OCCUPATION: Other

CONSTRUCTION DATE: 1936 CONSTRUCTION: Rehabilitation
COST: \$ 0 DESIGNER: Unknown

TEXT: Redesigned interior, cupola & dormers
DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

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GENERAL INFORMATION

SULLIVAN'S ISLAND COAST GUARD STATION

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--INSPECTION TEAM INFORMATION-----

EVALUATION PROCEDURE

The evaluation of the bldg is based on its proposed use as an NPS residence for 1 family or 6 seasonal personnel. Serious deficiencies exist in the areas of handicapped access & emergency egress. Close consultation is required between code officials, park personnel & NPS Regional Historical architect to resolve these issues in a manner which does not damage the integrity of the structure but is responsive to the safety needs of the occupants. The HVAC, plumbing & electrical systems were not inspected under this project.

INSPECTION TEAM

DATE OF INSPECTION: 11/11/90

INSPECTION TEAM PERSONNEL:

Ali A. Miri

Historical Architect

Ctr for Arch Conservation

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-8739

AREAS: Architecture

TIMES:

INSPECTION: 8 HRS.

REPORT PREPARATION: 24 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 12/04/90

NAME: Jennifer L. Rakestraw

ADDRESS: Ctr for Arch Conservation

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-3390

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

SULLIVAN'S ISLAND COAST GUARD STATION

FOSU-5430-FOS11

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Wood siding with decorative fish scale	3366	SF	TOTAL
	MM UNIT: FOSU	wood shingles in gable ends & at porches	3366	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4112	WALLS:WALL STRUCTURE	2"x4" wood studs, 16" on center	3784	SF	TOTAL
	MM UNIT: FOSU		3784	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
			0	SF	POOR
4113	WALLS:WALL INSULATION	None			
	MM UNIT: FOSU				
	HISTORIC RATING: 6				
4117	WALLS:WALL ORNAMENT	Decorative truss in east & west gables	2	EA	TOTAL
	MM UNIT: FOSU		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 12/07/90		0	EA	POOR
4121	CEILINGS:CLG SURFACE	"V" groove/front porch- 35 SF; rear	395	SF	TOTAL
	MM UNIT: FOSU	porch- 330 SF; kitchen porch- 30 SF	395	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4122	CEILINGS:CLG STRUCTURE	2"x6" wood joists, 22" on center at all	395	SF	TOTAL
	MM UNIT: FOSU	porches	395	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4123	CEILINGS:CLG TRIM	Decorative wood cornice & molding at	100	LF	TOTAL
	MM UNIT: FOSU	porches	100	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 08/19/92		0	LF	POOR
4131	FLOORS:FLOOR SURFACE	3"x1" ongue & groove wood: rear porch/	512	SF	TOTAL
	MM UNIT: FOSU	2-1/2" tongue & groove: front & kitchen	0	SF	GOOD
	HISTORIC RATING: 5	porches/2"x1" wood: observatory, 70 SF	0	SF	FAIR
	REVISION DATE: 08/19/92		512	SF	POOR

NOTES: Rear porch floor replaced in 1979.

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4133	FLOORS:FLOOR STRUCTURE	2"x12" wood joists, 16" on center with	512	SF	TOTAL
	MM UNIT: FOSU	12"x12" wood girder/2"x10" wood joists	58	SF	GOOD
	HISTORIC RATING: 2/5	at observatory: 70 SF	0	SF	FAIR
	REVISION DATE: 08/19/92		454	SF	POOR
4134	FLOORS:RAILING	Decorative wood railing with wood balu-	149	LF	TOTAL
	MM UNIT: FOSU	sters at front, rear & kitchen porches:	63	LF	GOOD
	HISTORIC RATING: 2/5	posts: 63 LF, rated 2	0	LF	FAIR
	REVISION DATE: 08/19/92		86	LF	POOR
NOTES: Steel pipe rail at observatory cat walk & roof: 86 LF, rated 5. Balusters missing at rear porch - see work for #4174					
4141	WINDOWS:WDO FRAME	Original bldg: Wood, 45 EA, rated 2/	47	EA	TOTAL
	MM UNIT: FOSU	utility room addition: galvanized steel,	43	EA	GOOD
	HISTORIC RATING: 2/4	2 EA, rated 4	0	EA	FAIR
	REVISION DATE: 08/19/92		4	EA	POOR
4142	WINDOWS:WDO SASH	Dbl-hung wood: 4-over-4 & 6-over-6, 90	94	EA	TOTAL
	MM UNIT: FOSU	EA/galvanized steel dbl-hung: 6-over-6,	94	EA	GOOD
	HISTORIC RATING: 2/4	4 EA/wood rated 2, steel rated 4	0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4143	WINDOWS:WDO TRIM	5-1/2" flat board: 539 LF & 5-1/2" flat	575	LF	TOTAL
	MM UNIT: FOSU	galvanized steel: 36 LF	567	LF	GOOD
	HISTORIC RATING: 2/4		0	LF	FAIR
	REVISION DATE: 08/19/92		8	LF	POOR
4144	WINDOWS:WDO GLAZING	Single plate glass: 11"x8-1/2" - 8"x7"/	447	EA	TOTAL
	MM UNIT: FOSU	409 EA & plain glass with wire mesh: 24	443	EA	GOOD
	HISTORIC RATING: 3	EA/patterned glass: 14 EA	0	EA	FAIR
	REVISION DATE: 08/19/92		4	EA	POOR
4145	WINDOWS:WDO HARDWARE	Brass - two lifts & one lock per window	47	EA	TOTAL
	MM UNIT: FOSU		32	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/18/92		15	EA	POOR
4146	WINDOWS:WDO LINTEL	Wood	47	EA	TOTAL
	MM UNIT: FOSU		47	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR

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INVENTORY/CONDITION ASSESSMENT - LEVEL 2

SULLIVAN'S ISLAND COAST GUARD STATION

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4147	WINDOWS:WDO SILL	Wood	47	EA	TOTAL
	MM UNIT: FOSU		47	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4148	WINDOWS:WDO STORM/SCRN	Metal screen with wood frame mounted on door frame	47	EA	TOTAL
	MM UNIT: FOSU		43	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		4	EA	POOR
4152	DOORS:DOOR	3 & 4 wood panel with opening in the upper part/galvanized steel with opening in the upper half (utility rm), rated 4	4	EA	TOTAL
	MM UNIT: FOSU		3	EA	GOOD
	HISTORIC RATING: 2/4		0	EA	FAIR
	REVISION DATE: 08/19/92		1	EA	POOR
4153	DOORS:DOOR TRIM	5-1/2" flat board trim: 54 LF, rated 2/ galvanized steel trim: 18 LF, rated 4 (utility rm)	72	LF	TOTAL
	MM UNIT: FOSU		72	LF	GOOD
	HISTORIC RATING: 2/4		0	LF	FAIR
	REVISION DATE: 08/19/92		0	LF	POOR
4154	DOORS:DOOR GLAZING	Single pane: 9-1/2"x11" & 6-1/2"x10" at kitchen, & front & back doors, 10 EA	16	EA	TOTAL
	MM UNIT: FOSU		16	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
NOTES: Single pane with wire mesh at utility room door: 6-1/2"x11" - 6 each.					
4155	DOORS:DOOR HARDWARE	Brass knobs	4	EA	TOTAL
	MM UNIT: FOSU		4	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
			0	EA	POOR
4156	DOORS:DOOR LINTEL	Wood	4	EA	TOTAL
	MM UNIT: FOSU		4	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4157	DOORS:DOOR SILL	Wood (3) & concrete	4	EA	TOTAL
	MM UNIT: FOSU		4	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4158	DOORS:DOOR STORM/SCRN	Metal screens in wood frames at all	4	EA	TOTAL
	MM UNIT: FOSU	doors	3	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		1	EA	POOR
4161	FINISHES:COATINGS	Paint all over siding, windows, doors,	5394	SF	TOTAL
	MM UNIT: FOSU	lattice, ceilings, floors, & stairs	0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 08/18/92		5394	SF	POOR
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Concrete steps/front: 6-3/4" riser, 11"	150	SF	TOTAL
	MM UNIT: FOSU	tread/rear: 6-1/2" riser, 11" tread/	150	SF	GOOD
	HISTORIC RATING: 3	kitchen similar	0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4174	STAIRS/RAMPS:STAIR/RAMP RAILING	Decorative wood railing with simple wood	22	LF	TOTAL
	MM UNIT: FOSU	balusters at rear & kitchen porches only	14	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 08/18/92		8	LF	POOR
4190	EXTERIOR:EXTERIOR OTHER	5-1/2" x 5-1/2" wood columns & pilasters	15	EA	TOTAL
	MM UNIT: FOSU	with chamfered edges; 8 at rear porch, 4	14	EA	GOOD
	HISTORIC RATING: 2	at front porch, 3 at kitchen porch	0	EA	FAIR
	REVISION DATE: 08/18/92		1	EA	POOR
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	2-1/2" tongue & groove wood strip/	2950	SF	TOTAL
	MM UNIT: FOSU	concrete in the upper level bath &	2950	SF	GOOD
	HISTORIC RATING: 2	utility room: 179 SF	0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	2"x10" wood joists, 16" on center on	3039	SF	TOTAL
	MM UNIT: FOSU	12"x12" wood girders/concrete slab in	3039	SF	GOOD
	HISTORIC RATING: 2	utility room: 100 SF	0	SF	FAIR
	REVISION DATE: 12/07/90		0	SF	POOR
4214	FLOORS:FLOOR INSULATION	Batt insulation at 1st floor	1413	SF	TOTAL
	MM UNIT: FOSU		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 08/19/92		1413	SF	POOR

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
INTERIOR ENVELOPE					
4221	WALLS:WALL SURFACE	Plaster over celotex light base/2-1/2"	8977	SF	TOTAL
	MM UNIT: FOSU	tongue & groove wood strip- observatory,	8894	SF	GOOD
	HISTORIC RATING: 2	87 SF/see also work for #4261	0	SF	FAIR
	REVISION DATE: 08/18/92		83	SF	POOR
4222	WALLS:WALL STRUCTURE	2"x4" wood studs, 16" on center	4273	SF	TOTAL
	MM UNIT: FOSU		4273	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
			0	SF	POOR
4223	WALLS:WALL TRIM	5-1/2" simple flat baseboard/4-1/2" flat			
	MM UNIT: FOSU	board chair rail			
	HISTORIC RATING: 2				
	REVISION DATE: 08/19/92				
4231	CEILINGS:CLG SURFACE	Plaster/2-1/2" tongue & groove at	3039	SF	TOTAL
	MM UNIT: FOSU	observatory: 53 SF	2829	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 08/19/92		210	SF	POOR
4232	CEILINGS:CLG STRUCTURE	2"x6" wood joist, 16" on center & 2"x6"	1740	SF	TOTAL
	MM UNIT: FOSU	trusses, 16" on center	1740	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
			0	SF	POOR
4241	WINDOWS:WINDOW FRAME	Wood - on 2nd floor	2	EA	TOTAL
	MM UNIT: FOSU		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4242	WINDOWS:WINDOW SASH	Wood - on 2nd floor	2	EA	TOTAL
	MM UNIT: FOSU		2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4243	WINDOWS:WINDOW TRIM	5 1/2" flat board	645	LF	TOTAL
	MM UNIT: FOSU		645	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
			0	LF	POOR
4244	WINDOWS:WINDOW GLAZING	Single thickness, patterned glass,	2	EA	TOTAL
	MM UNIT: FOSU	painted	2	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
INTERIOR ENVELOPE					
4246	WINDOWS:WINDOW LINTEL	Wood	2	EA	TOTAL
	MM UNIT: FOSU		2	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4251	DOORS:DOOR FRAME	Wood: 35/galvanized steel: 1 EA/aluminum	38	EA	TOTAL
	MM UNIT: FOSU	at showers	38	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4252	DOORS:DOOR	5 panel: 10/2 panel: 2/1 panel with 2	38	EA	TOTAL
	MM UNIT: FOSU	louver, 2 panel metal/toilet: louver	34	EA	GOOD
	HISTORIC RATING: 2/3	stall door & glass door at showers: 2	0	EA	FAIR
	REVISION DATE: 12/07/90		4	EA	POOR
4253	DOORS:DOOR TRIM	5 1/2" flat board with molding/5 1/2"	1348	LF	TOTAL
	MM UNIT: FOSU	flat galvanized steel: 36 LF	1348	LF	GOOD
	HISTORIC RATING: 2/3		0	LF	FAIR
			0	LF	POOR
4254	DOORS:DOOR GLAZING	Transom at 1st flr stair door - boarded			
	MM UNIT: FOSU	over in effort to create enclosed stair,			
	HISTORIC RATING: 3	see #4711			
	REVISION DATE: 08/19/92				
4255	DOORS:DOOR HARDWARE	Brass knobs on all doors - see work for	36	EA	TOTAL
	MM UNIT: FOSU	#4252	36	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4256	DOORS:DOOR LINTEL	Wood & galvanized steel	37	EA	TOTAL
	MM UNIT: FOSU		37	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
4261	FINISHES:COATINGS	Paint - windows, doors, walls, most	12017	SF	TOTAL
	MM UNIT: FOSU	ceilings	0	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 08/19/92		12017	SF	POOR
4262	FINISHES:COVERINGS	9"x9" vinyl tile: 2739 SF/over pressed	3238	SF	TOTAL
	MM UNIT: FOSU	board: 1490 SF/over 1/2" plywood: 140	401	SF	GOOD
	HISTORIC RATING: 3	SF/acoustical tile: 53 SF	0	SF	FAIR
	REVISION DATE: 08/19/92		2837	SF	POOR

NOTES: 4"x4" square & pentagon ceramic tile: 93 SF.

I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
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INTERIOR ENVELOPE

4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	Wood: riser 8", tread 12-1/2"	77	SF	TOTAL
	MM UNIT: FOSU		77	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/18/92		0	SF	POOR
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Wood	77	SF	TOTAL
	MM UNIT: FOSU		77	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
			0	SF	POOR
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	2-1/2" wide wood hand railing - wall	17	SF	TOTAL
	MM UNIT: FOSU	mounted	17	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR

ROOF

4311	SYSTEM:ROOF SURFACE	Concrete & mineral fiber roofing/	30	SQ	TOTAL
	MM UNIT: FOSU	replaced summer 1992	30	SQ	GOOD
	HISTORIC RATING: 3		0	SQ	FAIR
	REVISION DATE: 08/18/92		0	SQ	POOR
4312	SYSTEM:ROOF SHEATHING	1" x 4" wood boards	2934	SF	TOTAL
	MM UNIT: FOSU		2934	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		0	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	2" x 8" wood rafters	2934	SF	TOTAL
	MM UNIT: FOSU		2826	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 08/19/92		108	SF	POOR
4314	SYSTEM:ROOF INSULATION	None	600	SF	TOTAL
	MM UNIT: FOSU		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
			600	SF	POOR
4315	SYSTEM:ROOF CORNICE	Decorative wood cornice at south & north	121	LF	TOTAL
	MM UNIT: FOSU	elevation	121	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 12/05/90		0	LF	POOR

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

SULLIVAN'S ISLAND COAST GUARD STATION

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
ROOF					
4316	SYSTEM:ROOF EAVES	12" wide overhang with exposed rafter:	296	LF	TOTAL
	MM UNIT: FOSU	104 LF/open eaves: 84 LF/simple eave	296	LF	GOOD
	HISTORIC RATING: 2	with 6" overhang: 108 LF	0	LF	FAIR
	REVISION DATE: 12/05/90		0	LF	POOR
4317	SYSTEM:ROOF ORNAMENT	Decorative wood trusses at gable in the	2	EA	TOTAL
	MM UNIT: FOSU	east & west elevation	2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 12/05/90		0	EA	POOR
4322	OPENINGS:ROOF VENTILATION	Metal louvered vent in attic	2	EA	TOTAL
	MM UNIT: FOSU		2	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 12/05/90		0	EA	POOR
4340	FLASHING:ROOF FLASHING	Copper flashing on the ridges & valleys	162	LF	TOTAL
	MM UNIT: FOSU	& around the observatory: 40 LF	58	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 06/08/92		104	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	Metal, replaced summer 1992	187	LF	TOTAL
	MM UNIT: FOSU		187	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 08/18/92		0	LF	POOR
FOUNDATION					
4413	WALLS:FDM VENTILATION	Space between piers infilled with wood			
	MM UNIT: FOSU	lattice			
	HISTORIC RATING: 3				
	REVISION DATE: 08/18/92				
4416	WALLS:FDM INSULATION	Not applicable			
	MM UNIT: FOSU				
	HISTORIC RATING: 0				
	REVISION DATE: 08/18/92				
4422	PIERS:PIER/PILE STRUCTURE	12"x12" concrete footing	32	EA	TOTAL
	MM UNIT: FOSU		32	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 12/05/90		0	EA	POOR

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
FOUNDATION					
4431	CHIMNEYS:CHIMNEY SURFACE	8" brick	98	SF	TOTAL
	MM UNIT: FOSU		98	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 12/05/90		0	SF	POOR
4432	CHIMNEYS:CHIMNEY STRUCTURE	8" brick	16	LF	TOTAL
	MM UNIT: FOSU		16	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 12/05/90		0	LF	POOR
FURNISHINGS					
4514	APPLIANCE:RANGE	Whirlpool range & oven	1	EA	TOTAL
	MM UNIT: FOSU		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 12/05/90		0	EA	POOR
4515	APPLIANCE:REFRIGERATOR	White Westinghouse	1	EA	TOTAL
	MM UNIT: FOSU		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 12/05/90		0	EA	POOR
4520	FURNISHINGS:BUILT-IN FURN	Kitchen: upper & lower cabinets with	3	EA	TOTAL
	MM UNIT: FOSU	counter top	3	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 08/19/92		0	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Galvanized pipe			
	MM UNIT: FOSU				
	HISTORIC RATING: 0				
	REVISION DATE: 06/08/92				
4612	PLUMBING:WASTE PIPE NET	Plumbing system not inspected under this			
	MM UNIT: FOSU	project			
	HISTORIC RATING: 0				
	REVISION DATE: 08/18/92				
4615	PLUMBING:SEPTIC SYSTEM	Sewer			
	MM UNIT: FOSU				
	HISTORIC RATING: 6				
	REVISION DATE: 06/08/92				

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
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UTILITY SYSTEMS					
4618	PLUMBING:WATER TREAT SYS MM UNIT: FOSU HISTORIC RATING: 0 REVISION DATE: 08/18/92	Plumbing system not inspected under this project			
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: FOSU HISTORIC RATING: 0 REVISION DATE: 08/19/92	Electrical system not inspected under this project			
4652	HVAC:HVAC EQUIPMENT MM UNIT: FOSU HISTORIC RATING: 0 REVISION DATE: 08/19/92	HVAC systems not inspected under this project			
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: FOSU HISTORIC RATING: 2 REVISION DATE: 08/18/92	1st flr: through either front or rear doors/2nd flr: 3 through windows- 2 at west end, 1 at east end	5 2 0 3	EA EA EA EA	TOTAL GOOD FAIR POOR
4712	FIRE EGRESS:STAIR/RAMP/RAILING MM UNIT: FOSU HISTORIC RATING: 2 REVISION DATE: 08/18/92	Front & rear stairs, concrete, 6-1/2" & 6-3/4" risers, 11" tread, 32" high railing/see work for #4711	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4716	FIRE EGRESS:FIRE ESCAPE MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	1 1/2"x1/2" metal angle ladder with landing at west end/wood ladder at east end- erected 1979/see work for #4711	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4731	FIRE DETECTION:FD ALARM MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Electric system from Kiddie Manuf. with 4 alarms (2 on each corridor) with 4 pull stations - 3 down & 1 upstairs	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4733	FIRE DETECTION:FD DETECTOR MM UNIT: FOSU HISTORIC RATING: 0 REVISION DATE: 08/18/92	Inoperative - see work for #4731			

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

SULLIVAN'S ISLAND COAST GUARD STATION

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
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FIRE/LIFE/HEALTH SAFETY					
4741	SMOKE CONTROL:SMOKE ALARM MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Ceiling mounted battery operated smoke detectors - see work for #4731			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	None			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Near utility room, in kitchen, in 2nd flr corridor	4 4 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4761	SEISMIC:STRUCTURAL MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Zone 3 - Major damage/2 story wood frame rectangular structure with wood frame cupola			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Though not a public building, building is not accessible to potential employees who might be handicapped	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 12/05/90	City water supply			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 12/05/90	City sewer system			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	No public food service/kitchen is for use of residents only			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 12/05/90	City collection system			

08/19/92

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

SULLIVAN'S ISLAND COAST GUARD STATION

FOSU-5430-FOS11

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4785	HEALTH SAFETY:PEST INFEST MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 12/07/90	Not required			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: FOSU HISTORIC RATING: 6 REVISION DATE: 08/18/92	Asbestos: in floor tiles (see work for #4262) & as insulation for hot water pipes (300 LF)	300 0 0 300	LF LF LF LF	TOTAL GOOD FAIR POOR
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: FOSU HISTORIC RATING: 3 REVISION DATE: 12/07/90	Site slopes away from the building/ surface drain	13200 9700 0 3500	SF SF SF SF	TOTAL GOOD FAIR POOR
4913	SITE FEATURES:VEGETATION MM UNIT: FOSU HISTORIC RATING: 3 REVISION DATE: 12/05/90	Grass all around	13200 13200 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4914	SITE FEATURES:WALKWAY/PATIO MM UNIT: FOSU HISTORIC RATING: 3 REVISION DATE: 08/18/92	Concrete slab walkway: 4'x3' blocks all around the building	780 0 0 780	SF SF SF SF	TOTAL GOOD FAIR POOR

Work Recommendations

SULLIVAN'S ISLAND COAST GUARD STATION

by Division *****

MM CODE ----	ELEMENT UNIT ----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP -----
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EXTERIOR ENVELOPE

4131	FLOORS FLOOR SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 5	Varying degrees of deterioration of tongue & groove floor at all porches & observatory cat walk	Remove all existing flooring & install new 3"x1" thick tongue & groove wood strip to match original (see work for #4261 for paint)	534	SF	\$ 1400 1300 810 =====
						\$ 3510
4133	FLOORS FLOOR STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 2/5	Severe deterioration of several observatory floor joists & sill at rear porch	Remove all damaged members/ install new sill & 2" x 10" joists as required	454	SF	\$ 700 1500 660 =====
						\$ 2860
4134	FLOORS RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 2/5	Steel pipe railing at observatory roof to be removed for restoration of original observatory design	Remove all steel pipe railings from the observatory roof/ after repairs to catwalk floor reinstall pipe rail at floor level only	86	LF	\$ 0 250 75 =====
						\$ 325
4141	WINDOWS WDO FRAME PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 2/4	Deterioration of window frames of observatory sash	Remove sash/repair frames as required to match surrounding sound areas/reinstall sash	4	EA	\$ 150 500 195 =====
						\$ 845
4143	WINDOWS WDO TRIM PRIORITY: MINOR CONDITION: POOR SOURCE: Means RATING: 2/4	Utility room window trim is rusty & damaged	Remove paint & rust from the damaged parts/repair as required to match surrounding areas/apply 1 prime coat & 2 top coats of rust inhibiting paint	8	LF	\$ 50 250 90 =====
						\$ 390
4144	WINDOWS WDO GLAZING PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 3	Broken & cracked panes of glass	Remove cracked & broken glass provide single pane glass the same size & install	4	EA	\$ 50 150 60 =====
						\$ 260
4145	WINDOWS WDO HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: Others RATING: 3	Broken & missing window lifts & locks	Remove broken hardware/install new brass hardware as required matching remaining hardware	15	EA	\$ 225 400 188 =====
						\$ 813

Work Recommendations

SULLIVAN'S ISLAND COAST GUARD STATION

FOSU-5430-FOS11

by Division *****

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
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EXTERIOR ENVELOPE						
4148	WINDOWS WDO STORM/SCRN PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 4	Damaged metal screen in the west elevation/missing window screen at upper level in the north elevation	Replace damaged metal screens with new ones/provide metal screen with wood frame similar to the others & mount on the outside of wood sash	4	EA	\$ 50 200 75 ***** \$ 325
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 2/4	Utility room exterior door is damaged in the lower half & around the opening in the upper half NFPA 101	Remove the damaged metal door, provide a new metal door similar to the existing & install	1	EA	\$ 500 150 195 ***** \$ 845
4158	DOORS DOOR STORM/SCRN PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 4	The wood frame of the metal screen door at the utility room is damaged	Repair damaged part of the screen door frame	1	EA	\$ 10 100 33 ***** \$ 143
4161	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: Park RATING: 6	Damaged & peeled paint on the exterior siding, floors, & stairs	Remove all paint/sand to achieve smooth surface/apply prime coat & 2 top coats using mildew inhibiting paint	5394	SF	\$ 7700 23100 9240 ***** \$ 40040
4174	STAIRS/RAMPS STAIR/RAMP RAILING PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 2	Front porch stair railings & bottom rail & balusters of rear porch have been removed NFPA 101	Provide wood newels, railings & balusters to match remaining railings/prime & paint as required	60	LF	\$ 2300 1000 990 ***** \$ 4290
4190	EXTERIOR EXTERIOR OTHER PRIORITY: CRITICAL CONDITION: POOR SOURCE: Others RATING: 2	Damaged column in the main entry porch	Repair & consolidate the damaged column	1	EA	\$ 50 100 45 ***** \$ 195

Work Recommendations

SULLIVAN'S ISLAND COAST GUARD STATION

by Division *****

MM CODE ----	ELEMENT UNIT -----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP
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INTERIOR ENVELOPE

4214	FLOORS FLOOR INSULATION PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 6	Damaged batt insulation in the ground floor	Remove all damaged floor batt insulation from the crawl space, provide 6" thick R19 batt insulation & insert between the joists	1413	SF	\$ 750 600 405 =====
						\$ 1755
4221	WALLS WALL SURFACE PRIORITY: MINOR CONDITION: POOR SOURCE: RS Means RATING: 2	Small areas of damaged plaster under several windows	Remove all loose & damaged plaster/replaster as required to match surrounding sound surfaces	83	SF	\$ 100 200 90 =====
						\$ 390
4231	CEILINGS CLG SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 4	Damaged & demolished ceiling in the vestibule & dining room	Remove all plywood from the ceiling in dining room/remove all damaged plaster & apply new plaster with wire lath	210	SF	\$ 100 300 120 =====
						\$ 520
4252	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 2/3	Missing interior doors	Install 5 paneled wood doors similar to the existing/ install new hardware as reqd	5	EA	\$ 1600 1300 870 =====
						\$ 3770
4261	FINISHES COATINGS PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 3	General dirt & grime on paint/ repaired walls, ceilings, doors, windows, etc will need to be painted	Clean all surfaces & paint all walls, ceilings, doors & windows as required	12017	SF	\$ 2500 8600 3330 =====
						\$ 14430
4262	FINISHES COVERINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 3	Vinyl asbestos tiles in poor condition/also damaged acoustical tile on observatory ceiling	Remove all asbestos tiles & acoustical ceiling tiles/ install vinyl tile in kitchen; carpet for living room, bedrooms & 2nd flr corridor	2837	SF	\$ 7000 10100 5130 =====
						\$ 22230

Work Recommendations

SULLIVAN'S ISLAND COAST GUARD STATION

by Division *****

MM CODE ----	ELEMENT UNIT ----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP -----
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ROOF

4313	SYSTEM ROOF STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: Others RATING: 2	The original observatory roof structure replaced at some point with inappropriate flat roof	Remove existing roofing & metal cap flashing/provide 2"x6" wood rafter & build up gable structure on the observatory roof similar to elevations titled US Coast Guard	108	SF	\$ 300 2000 690 =====
						\$ 2990
4314	SYSTEM ROOF INSULATION PRIORITY: SERIOUS CONDITION: POOR SOURCE: Means RATING: 6	There is no insulation in the roof area	Provide 3 1/2" thick batt insulation (R-30) & insert between the joists	600	SF	\$ 200 150 105 =====
						\$ 455
4340	FLASHING ROOF FLASHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: Means RATING: 3	Damaged & rusty flashing & missing flashing around the connection of the observatory walls & the roof	Remove all rusty & damaged flashing/provide aluminum flashing & replace/install flashing in the connection of the observatory walls with gable roof area	104	LF	\$ 200 500 210 =====
						\$ 910

FIRE/LIFE/HEALTH SAFETY

4711	FIRE EGRESS MEANS OF EGRESS PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 2	Inadequate egress from 2nd flr NFPA 101, Chapter 20	Consult with park personnel, local code officials and NPS regional historical architect to determine best way to resolve this issue/not costs available at this time	3	EA	\$ 0 0 0 =====
						\$ 0
4731	FIRE DETECTION FD ALARM PRIORITY: CRITICAL CONDITION: POOR SOURCE: Park RATING: 6	Existing alarm system is not operating & is inadequate NFPA 101	Provide new alarm system hard-wired into building's electrical system/provide emergency power back-up	1	EA	\$ 2500 0 750 =====
						\$ 3250
4772	HANDICAPPED ACCESS ENTRY/ROUTE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 6	Building is not handicapped accessible ANSI, ADA	Consult with park personnel, local code officials & regional historical architect to determine how best to serve accessibility needs/not costs available at this time	1	EA	\$ 0 0 0 =====
						\$ 0

Work Recommendations

SULLIVAN'S ISLAND COAST GUARD STATION

by Division *****

MM	ELEMENT	DEFICIENCY	RECOMMENDATION	QUANTITY	UNIT	MAT	LABOR	MARK-UP
CODE	UNIT	CODE						
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FIRE/LIFE/HEALTH SAFETY

4786	HEALTH SAFETY	Asbestos insulation wrapped	Remove all asbestos insulation	300	LF	\$	0	
	HAZARDOUS MATL	around hot water pipe:	wrapped around hot water pipes				5000	
	PRIORITY: CRITICAL	estimated 300 LF					1500	
	CONDITION: POOR						=====	
	SOURCE: Park						\$	6500
	RATING: 6							

GENERAL BUILDING/SITE

4912	SITE FEATURES	Back yard shallow area needs	Grade shallow area in the back	3500	SF	\$	100	
	GRADE/DRAINAGE	to be graded	yard & slope it toward the				500	
	PRIORITY: SERIOUS		street				180	
	CONDITION: POOR						=====	
	SOURCE: Means						\$	780
	RATING: 3							
4914	SITE FEATURES	Cracked & broken sidewalk	Remove all broken & cracked	780	SF	\$	1100	
	WALKWAY/PATIO		sidewalk, pour 4" thick				3100	
	PRIORITY: SERIOUS		concrete slab in their place/				1260	
	CONDITION: POOR		match the existing width				=====	
	SOURCE: Means						\$	5460
	RATING: 3							

COST MATRIX

SULLIVAN'S ISLAND COAST GUARD STATION
FOS11
FORT SUMTER NATIONAL MONUMENT

DIVISION	CRITICAL		SERIOUS		MINOR		SUBTOTAL
	FAIR	POOR	FAIR	POOR	FAIR	POOR	
EXTERIOR ENVELOPE	\$ 0	\$ 12025	\$ 0	\$ 42426	\$ 0	\$ 390	\$ 54841
INTERIOR ENVELOPE	\$ 0	\$ 24505	\$ 0	\$ 18200	\$ 0	\$ 390	\$ 43095
ROOF	\$ 0	\$ 3900	\$ 0	\$ 455	\$ 0	\$ 0	\$ 4355
FOUNDATION	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FURNISHINGS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
UTILITY SYSTEMS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plumbing	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Electrical	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
HVAC	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Conveyance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE/LIFE/HEALTH SAFETY	\$ 0	\$ 9750	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9750
Fire/Life Safety	\$ 0	\$ 3250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3250
Handicapped Accessibility	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Public Health	\$ 0	\$ 6500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6500
GENERAL BUILDING/SITE	\$ 0	\$ 0	\$ 0	\$ 6240	\$ 0	\$ 0	\$ 6240
SUBTOTAL	\$ 0	\$ 50180	\$ 0	\$ 67321	\$ 0	\$ 780	
TOTALS	\$ 50180		\$ 67321		\$ 780		\$ 118281

