

## Building Audit June 13, 2024

Please note that this house is not climate controlled. Without heat and humidity control moisture gets absorbed by the walls and ceilings. That said, using typical sheetrock that contains paper faces makes it susceptible to mold and mildew growth, particularly on the unexposed side. Preferred materials would be either cement board that gets skim-coated with plaster or sanded plywood with wood strips to hide the joints (just like the present Kitchen ceiling).

### Exterior

1. South Wall
  - a. Paint
    - i. Minor peeling at this time. Should be touched-up a.s.a.p.
  - b. Foundation Openings
    - i. Screens need to be rebuilt to properly fit foundation wall openings.
2. West Wall
  - a. Paint
    - i. Minor peeling at this time. Should be touched-up a.s.a.p.
3. North Wall
  - a. Paint
    - i. Minor peeling at this time. Should be touched-up a.s.a.p.
  - b. Horizontal siding.
    - i. Some boards are loose and need replacement at the bottom of the wall.
4. East Wall
  - a. Paint
    - i. Minor peeling at this time. Should be touched-up a.s.a.p.
5. Well House
  - a. Wood plank walls are not watertight and are slowly deteriorating. Left as-is the walls will eventually rot out and need to be completely rebuilt. While framing of the walls is still sound T1-11 siding should be installed.
6. Barn
  - a. South Wall
    - i. Windows are missing glass panes that need to be installed to make the window watertight.

### Interior

1. West Parlor
  - a. Ceiling
    - i. Plaster ceiling feels tight to Second Floor framing but could fall suddenly and without warning. Recommend replacement with new ceiling.
  - b. Wall paper
    - i. Significant peeling because of moisture absorbed by plaster walls.
  - c. Floor
    - i. Mostly covered with a rug

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- ii. Sagging noted but this was reinforced at the time of foundation project with a new steel post in the basement so should not be an issue
- 2. East Parlor
  - a. Ceiling
    - i. Some of the taped joints in drywall need repair.
    - ii. Vent to West BR above needs to be cleaned and trim work repaired
  - b. Wallpaper
    - i. Minimal peeling
  - c. Floor
    - i. Linoleum cracked in multiple places causing a trip hazard. Should be removed.
- 3. Birthing Room
  - a. No issues identified
- 4. Dining Room
  - a. No issues identified
- 5. Dining Room Closet
  - a. Ceiling
    - i. Plaster loose and falling
    - ii. Should be replaced
  - b. Walls
    - i. Exposed lathe with cracked plaster
    - ii. Should be replaced
- 6. Kitchen
  - a. Ceiling
    - i. Exposed area by chimney
    - ii. Needs replacement with non moisture retaining material
  - b. Wallpaper
    - i. Peeling in some spots
  - c. Floor
    - i. Loose board by entrance to the pantry
- 7. Pantry
  - a. Could the wall between the kitchen and pantry be removed?
    - i. There is a single beam supporting the ceiling that runs the entire length of the room from the barn wall to the east pantry wall. Its center is located 50 inches from the north wall studs.
    - ii. There appear to be supporting posts at end of pantry wall behind the refrigerator (exposed) and next to the dining room (concealed but wall is thick for unknown reason)
    - iii. If the wall were to be removed, support for the ceiling beam would need to be installed either as a single post under the beam where the wall currently sits or as a beam spanning the two suspected existing posts to support the ceiling beam. Failure to do this would likely result in additional sag to the ceiling and/or collapse of the ceiling.
- 8. Entry Staircase

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- a. Missing baluster needs to be replaced.
- 9. West Bedroom
  - a. Plaster ceiling shall be monitored for looseness every year
  - b. Walls - No issues identified. Drywall installed 1998.
- 10. West Bedroom Closet
  - a. Plaster ceiling shall be monitored for looseness every year.
  - b. Walls
    - i. A portion of the plaster was replaced by drywall in 1998
    - ii. Other portions of plaster are in disrepair and need replacement.
- 11. Stair Hall
  - a. Walls
    - i. Plaster replaced by drywall in 1998
    - ii. Very dirty
- 12. East Bedroom
  - a. Ceiling
    - i. Plaster likely replaced by drywall in 1998
  - b. Walls
    - i. Plaster replaced by drywall in 1998
  - c. Floor
    - i. Linoleum is cracked. Needs to be assessed for tripping hazards.
- 13. East Bedroom Closet
  - a. Ceiling
    - i. Plaster ceiling falling and needs replacement.
  - b. Walls
    - i. Plaster falling off and needs replacement.
- 14. Attic Space
  - a. Window
    - i. Discussed above.