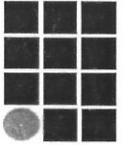


WRANGELL PUBLIC SAFETY BUILDING CONDITIONS SURVEY

OCTOBER 2003

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Project: Wrangell Public Safety Building
Date: 10/29/03
Time of Inspection: 10:30 am
Weather: Clear, no rain, 37deg low - 44deg high
Schedule: Condition Survey, Exterior/Interior South wall
Present during inspection: Carl Johnson

Observations:

Frost present on surfaces in shade. Sun shining directly on wall surface being inspected, no frost was present on surfaces in sun at time of arrival on site.

Exterior South wall, approximately half of the entire wall from base to underside of soffit has been drilled and plugged for the application of termite or ant pest control.

Below the soffit water stains on the siding show that water has been flowing down the siding repeatedly along the entire length of soffit. Heaviest water stains are from approximately center of South Exterior wall to the East under soffit. Water stains appear to originate directly under soffit at bug screen and exterior siding joint.

Paint on exterior of building is bubbled and peeling off horizontal cedar ship lap siding. Areas most affected are from a point approximately West of building center and extend towards the East.

Paint on the exterior corners is bubbled and peeling off vertical cedar tongue and groove siding, this condition occurs at both West and East corners.

During inspection I had access to exterior wall, roof, 2nd floor rooms, stairs and first floor garage all other rooms on the first floor are part of the Public Safety Building detention and Jail.

Interior Survey:

Interview 223:

There is water damage around windows to wood casing and jambs. Gypsum wall board shows stains from water running down the surface repeatedly. Above suspended ceiling, water stain present on wall at roof to wall joint. A previous inspection hole had been cut through the gypsum wall board and vapor barrier above the suspended ceiling. The wall system appeared to be sound and free of moisture.

Jan 234:

No water damage is present at interior side of exterior wall although wall surface has had moisture on paint surfaces which appears to be from hot water steam vapor originating from the mop sink.

Hearing Room 235:

There is some water damage to window sills and jambs at both windows. Right window (inside view) has more damage to sill and jamb compared with left window. Water stain is present at the right window at right hand lower corner of sill on wall carpet. Above suspended ceiling water stains are present on wall at roof to wall joint.

Stair 236:

There is water damage around windows to wood casing and jambs. Gypsum wall board and window jambs show stains from water running down the surface repeatedly. At the lower corners of window, gypsum wall board is cracked and separating horizontally and vertically.

An inspection hole was cut by Carl through the gypsum wall board and vapor barrier at the lower left corner at the existing gypsum wall board horizontal and vertical cracks. The insulation against the plywood sheathing is moist to the touch and the plywood sheathing is wet. Wood framing visible is also wet.

Carl removed the wood head and sill casing from the window. At window head small spots of mold were present in the void between the wood casing, insulation and framing. At window sill the wood framing is moist the entire length, with water present in the corners. Wood framing at corners is black from water damage and saturated with water, mold is present.

Law Clerk Office 237:

There is light water damage to wood sill, this may be from condensation or leaving the windows open. It did not appear that water is entering from behind wood jamb.

Toilet 239:

No water damage is present on interior side of exterior wall.

Judges Chamber 240:

There is light water damage to wood sill. This may be from condensation or leaving the windows open. It did not appear that water is entering from behind wood jamb.

Garage 149:

There are some horizontal and vertical cracks in the gypsum wall board on the exterior wall with signs of water damage around exposed pipes below janitor 234. This water damage looks to be from repeated overflow of janitor sink which may also have migrated to the exterior wall and caused the vertical crack and staining to the gypsum wall board on the exterior wall. The horizontal crack above the exterior man door looks to be from building movement through time.

Carl cut an inspection hole in the gypsum wall board and vapor barrier at the lower left of the exterior man door. The back of plywood sheathing, insulation and wood framing appeared to be dry although there is what appeared to be white pest control residue in the wall cavity.

Exterior Survey:

Internal Gutter and Flash:

Internal gutter from East rake to a point towards the center of the gutter was surveyable with a man lift. The gutter flashing is made up of metal flashing with riveted overlapping joints approx 10' oc. The sealant at the gutter flashing joints, appear to be cracking and missing from age. The gutter wraps over fascia and overlaps vertical metal siding on fascia. Much of the gutter flashing that wraps over the fascia is not in proper place and is allowing water to travel directly behind the vertical metal siding on the fascia. This condition appears to occur from East rake to a point approximately $\frac{3}{4}$ length of fascia to the West.

Fascia:

The built up Fascia that supports the gutter appears to be pulling away from the building from a point towards the East rake to a point approximately $\frac{3}{4}$ length of fascia to the West. The hinge point is the soffit area at the bug screen. The upper portion of the framing that makes up the soffit is pulling away from the buildings framing.

Soffit:

Carl opened up two areas of the soffit that we were able to reach with a man lift. One opening is to the east and the other towards the center of the soffit. Both penetrations are similar in that the metal soffit panel, asphalt paper was removed and a hole cut in the plywood soffit sheathing.

First inspection hole -

Carl had cut this hole prior to my site visit. Carl had installed a small piece of Tyvek building wrap on inspection hole to keep bugs and birds out. Soffit plywood sheathing at exterior underside and interior is saturated with water. Soffit framing is saturated with water. Water stains are present at most locations of interior on plywood sheathing that makes up the soffit and fascia. Also the 2X4 wood framing and the gypsum sheathing on the exterior wall adjacent to inspection hole is wet and showed signs of water damage.

Second inspection hole -

Metal fascia panel when removed had water present and asphalt paper had moisture present on both surfaces. Soffit plywood sheathing is wet and saturated. When cut through with saw, a small amount of water immediately started flowing out of the saw cut. Carl removed an area of plywood soffit towards the fascia that has dry rot and is wet while cutting the inspection hole. Water and water stains are present most locations of interior of soffit on plywood sheathing and 2X4 framing. The gypsum sheathing on the exterior wall adjacent to inspection hole shows signs of water damage.

Siding and sub components:

Paint is bubbled and peeling in field and horizontal joints of the horizontal cedar ship lap. Siding appeared to be saturated with water at most locations where paint is separating from wood surface. A screw driver or wall board saw tip can easily penetrate the surface of the wood at these locations.

Exterior siding, middle first floor wall at Holding 148 window -

Carl removed the ship lap siding from the right side of the window. Back side of cedar ship lap siding is saturated with water and water is present on the asphalt paper. The gypsum sheathing appeared to be sound at this location.

Exterior siding, upper East corner wall at interview 233-

Carl had cut this hole prior to my site visit. Carl had installed Tyvek building wrap and a new piece of cedar ship lap siding over the inspection hole. The new replacement cedar ship lap siding at this location is saturated with water. Water is present on the Tyvek building paper both surfaces. The gypsum sheathing is moist with water and crumbling, mold is also present on the face of the gypsum sheathing. Behind the gypsum sheathing

the plywood sheathing had mold present on the surface; dry rot was present in all plywood sheathing accessible at this location.

Exterior corner, Southeast face-

Corner has spots of dry rot at scarf joints in the vertical cedar tongue and groove. Paint is bubbling and peeling in field and at vertical joints. Carl removed a piece of the vertical cedar tongue and groove at one dry rot location. Cedar tongue and groove is saturated on back with water present on face of building paper. The gypsum sheathing is water damaged directly behind and below the dry rot area; the remainder of the gypsum sheathing visible appeared to be sound, plywood sheathing was not visible.

Recommendations

1. Re-install the soffit framing, and supplement the existing nailing with improved tension resisting clips such as Simpson A35N framing clips.
2. Abandon the integral gutters. Cover the integral gutters with plywood. Install EPDM membrane material up approx 4' above the existing metal roofing, to a point where it covers the existing roof edge. Remove the existing metal fascia panels and substrate as required to eliminate dryrot. Replace with new pressure treated wood substrate and new flat metal wall panels at the fascia.
3. Remove the existing siding, underlayment, and gypsum sheathing down to the bare plywood structural sheathing. Replace existing plywood structural sheathing where dryrot is present.
4. Install new gypsum sheathing and underlayment. Finish the wall with new smooth face metal wall panels in a vertical patten. Panels should be similar to AEP Span "prestige" series
5. Provide flashing around existing doors and windows.

Wrangell Public Safety Building
Interior Images



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Wrangell Public Safety Building
Interior Images



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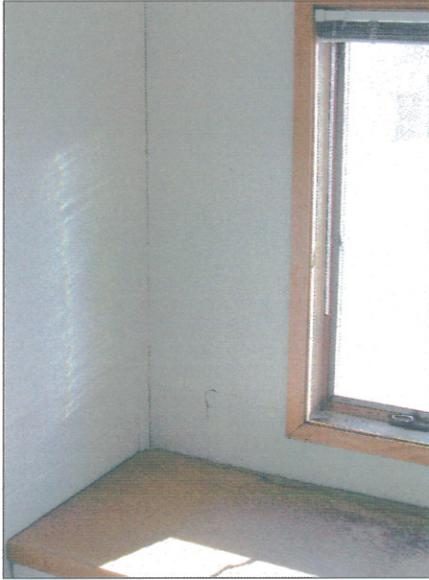


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Wrangell Public Safety Building
Interior Images



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Wrangell Public Safety Building
Interior Images



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Wrangell Public Safety Building
Interior Images



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Wrangell Public Safety Building
Gutter/ Fascia Images



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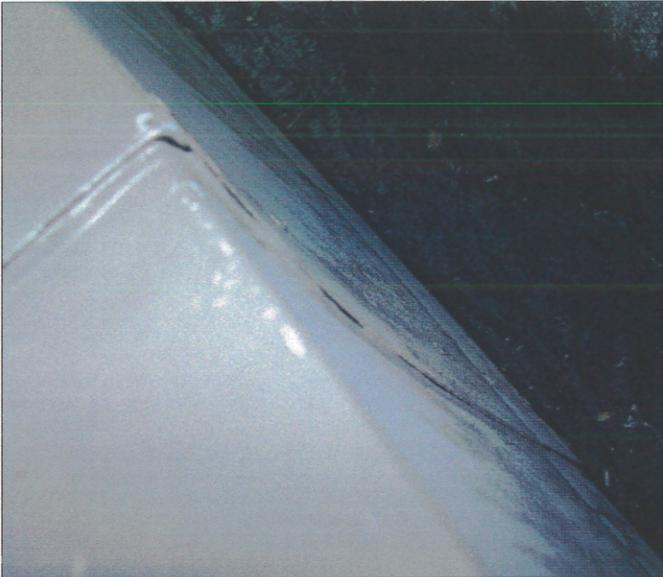
Wrangell Public Safety Building
Gutter/ Fascia Images



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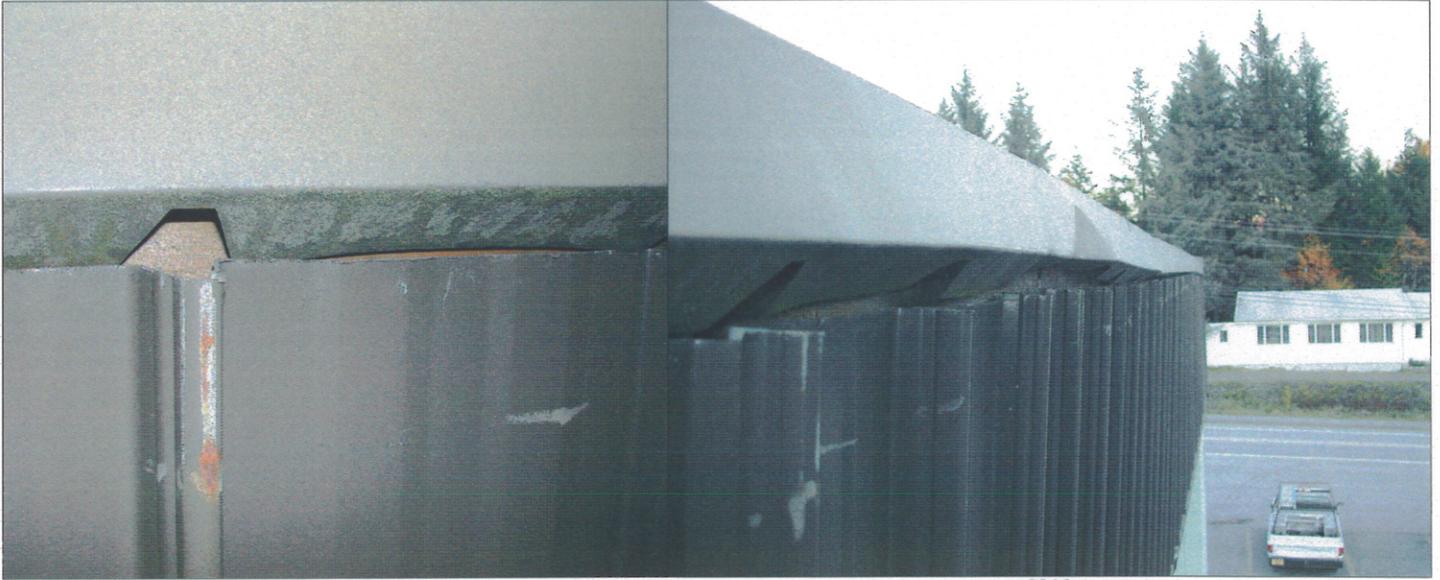


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Wrangell Public Safety Building
Gutter/ Fascia Images



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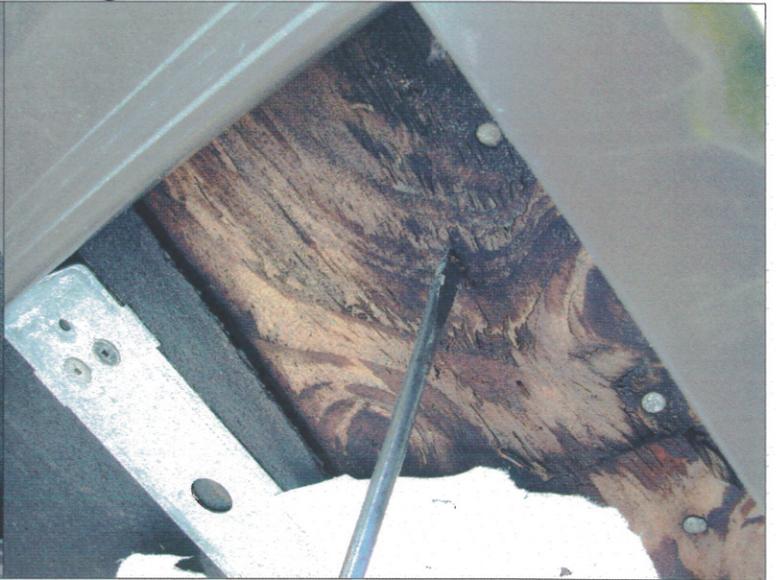


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Wrangell Public Safety Building
Soffit Images



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Wrangell Public Safety Building
Soffit Images



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Wrangell Public Safety Building
Soffit Images



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Wrangell Public Safety Building
Soffit Images



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Wrangell Public Safety Building
Soffit Images



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Wrangell Public Safety Building
Soffit Images



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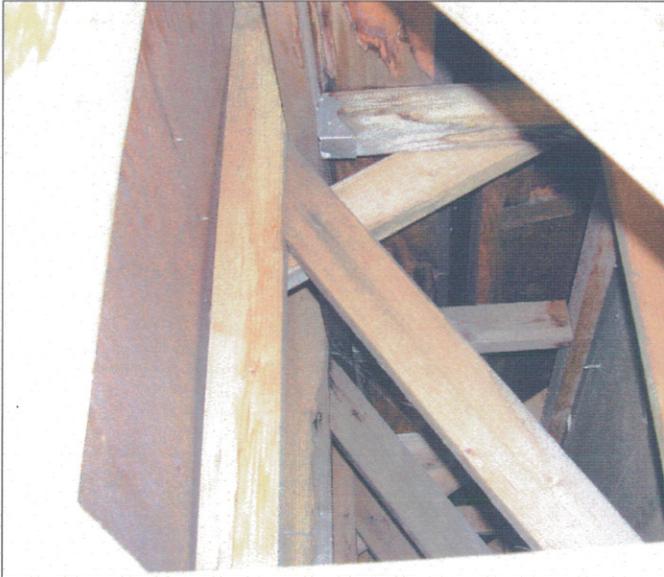


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Wrangell Public Safety Building
Soffit Images



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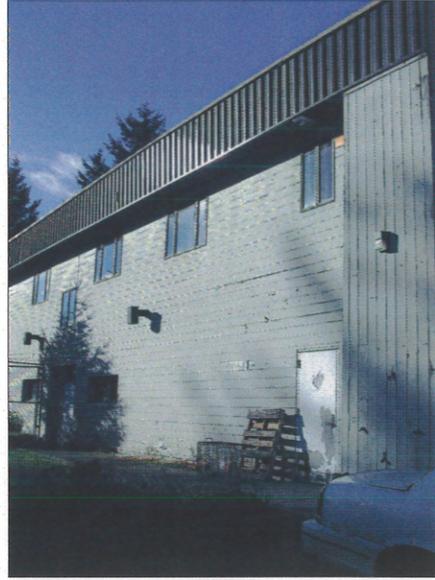


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Wrangell Public Safety Building
Exterior Photos



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Wrangell Public Safety Building
Exterior Photos



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Wrangell Public Safety Building
Exterior Photos



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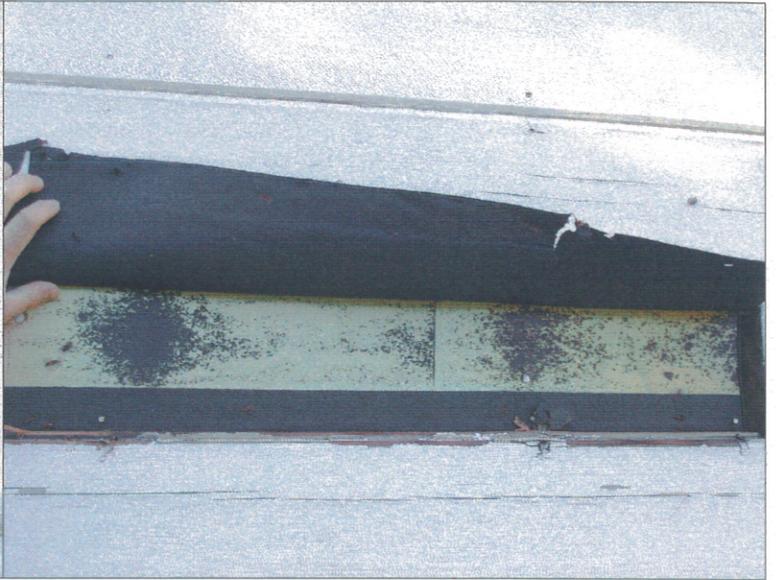


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Wrangell Public Safety Building
Exterior Photos



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Wrangell Public Safety Building
Exterior Photos



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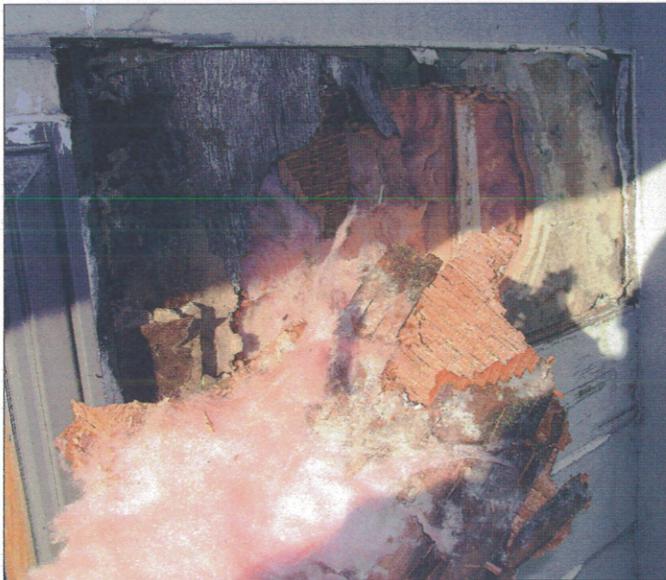
Wrangell Public Safety Building
Exterior Photos



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Wrangell Public Safety Building
Exterior Photos



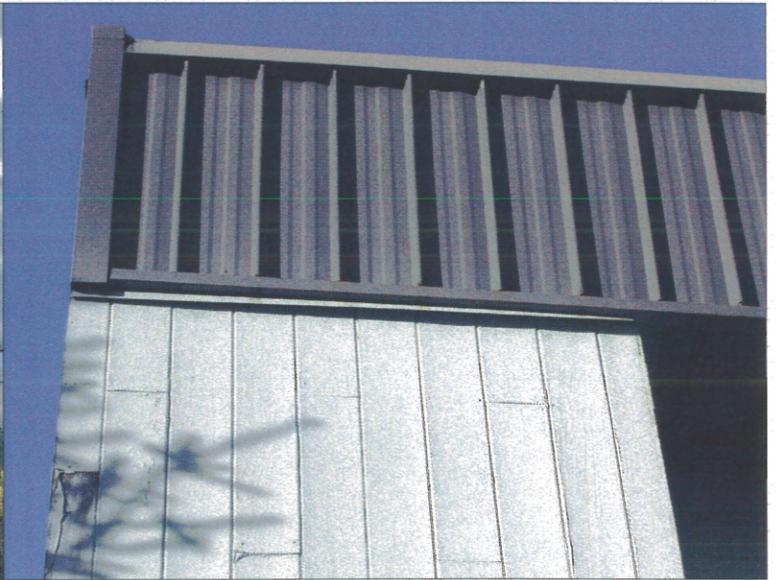
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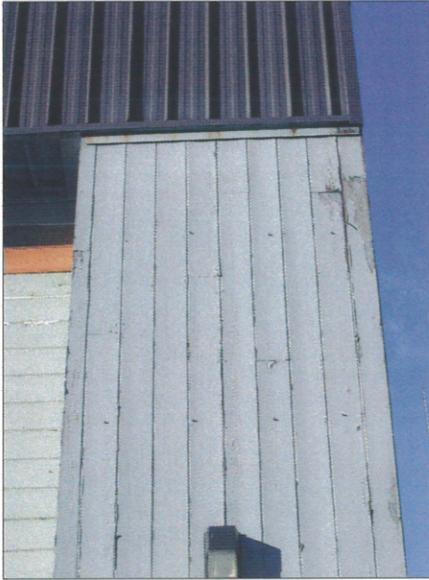


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Wrangell Public Safety Building
Exterior Photos



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Wrangell Public Safety Building
Exterior Photos



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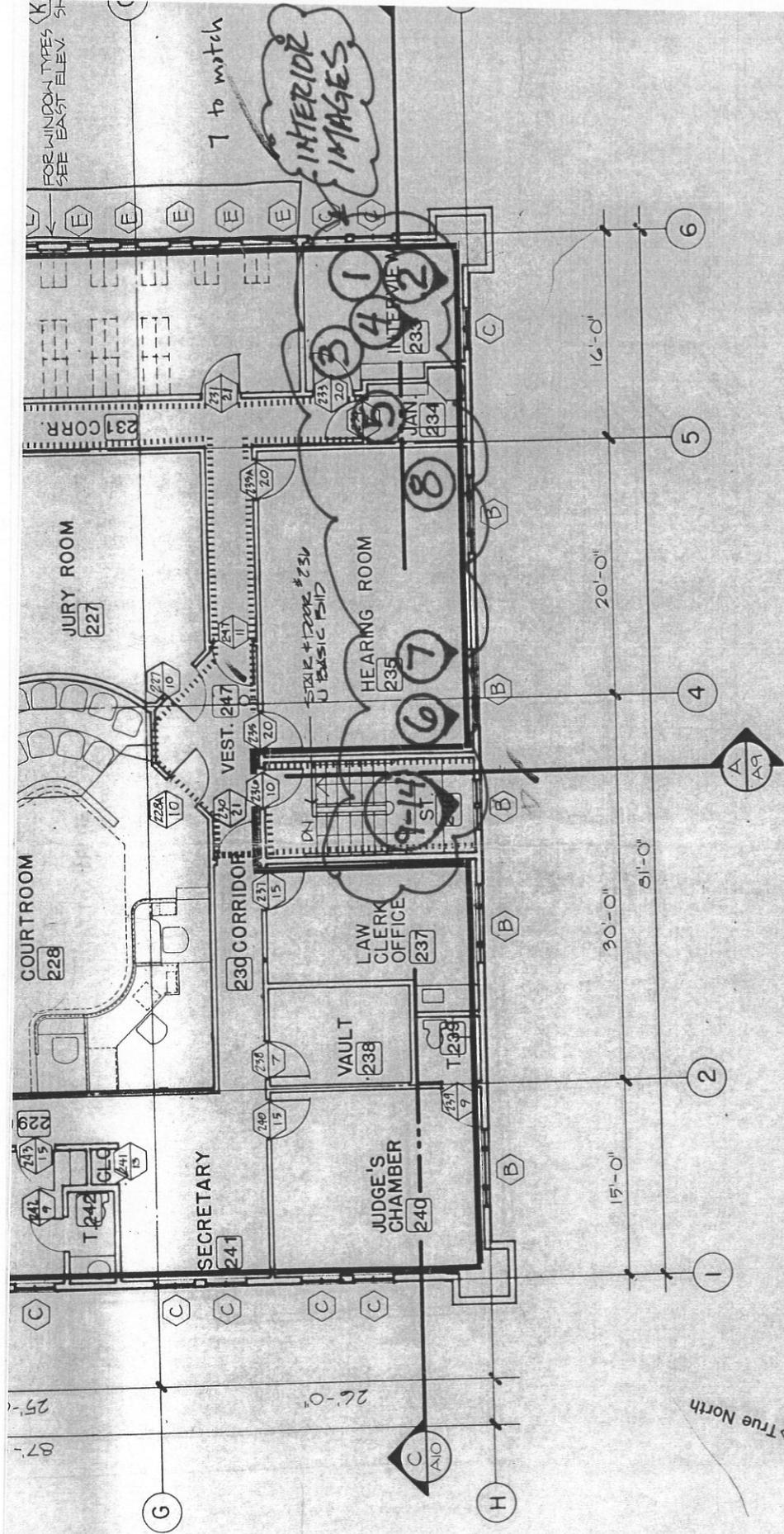
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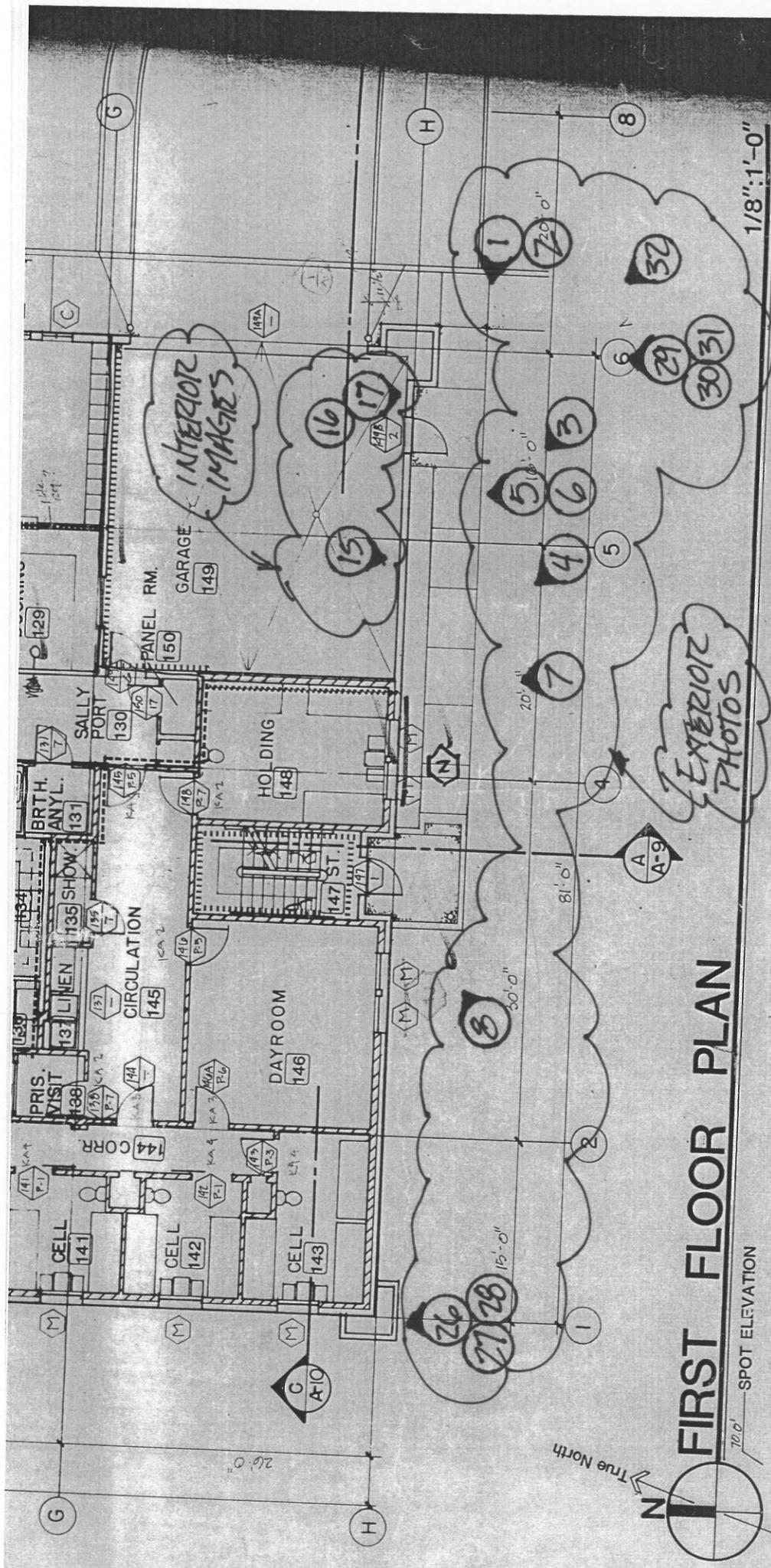
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1/8"=1'

SECOND FLOOR PLAN

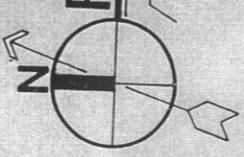




FIRST FLOOR PLAN

SPOT ELEVATION

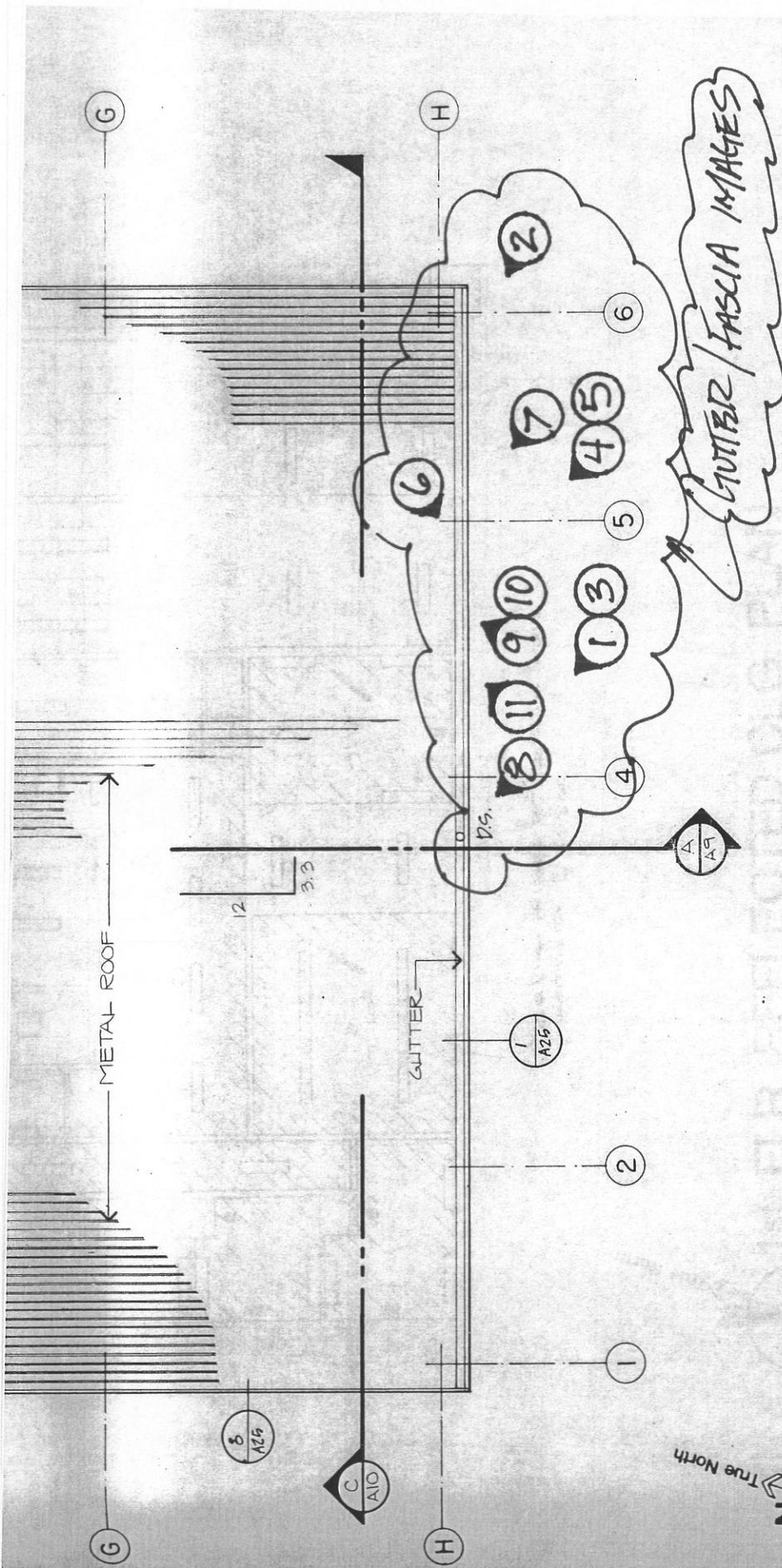
1/8"=1'-0"



Fire

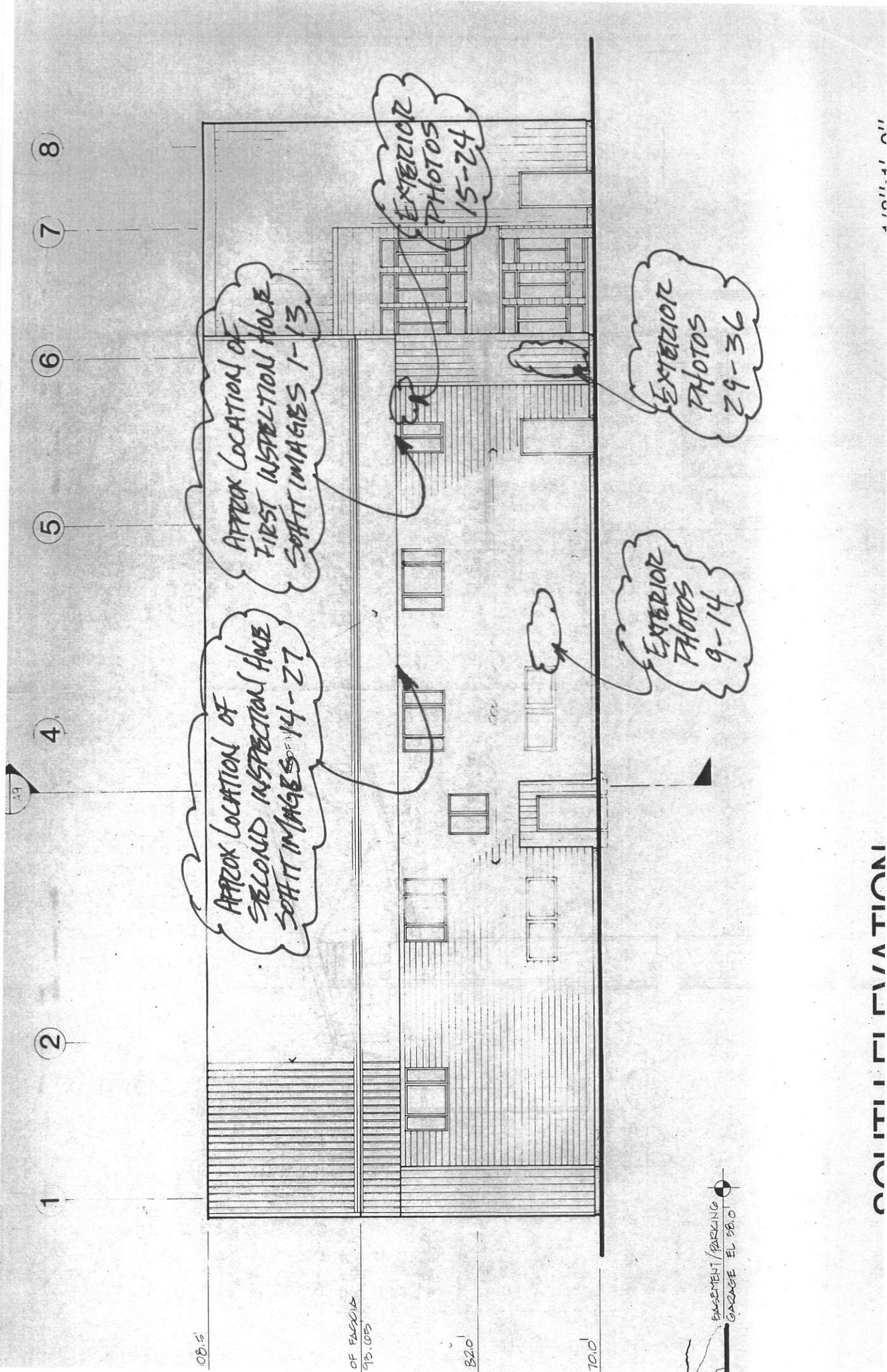
3'-4" feet from beams





ROOF PLAN

1/8" = 1'-0"



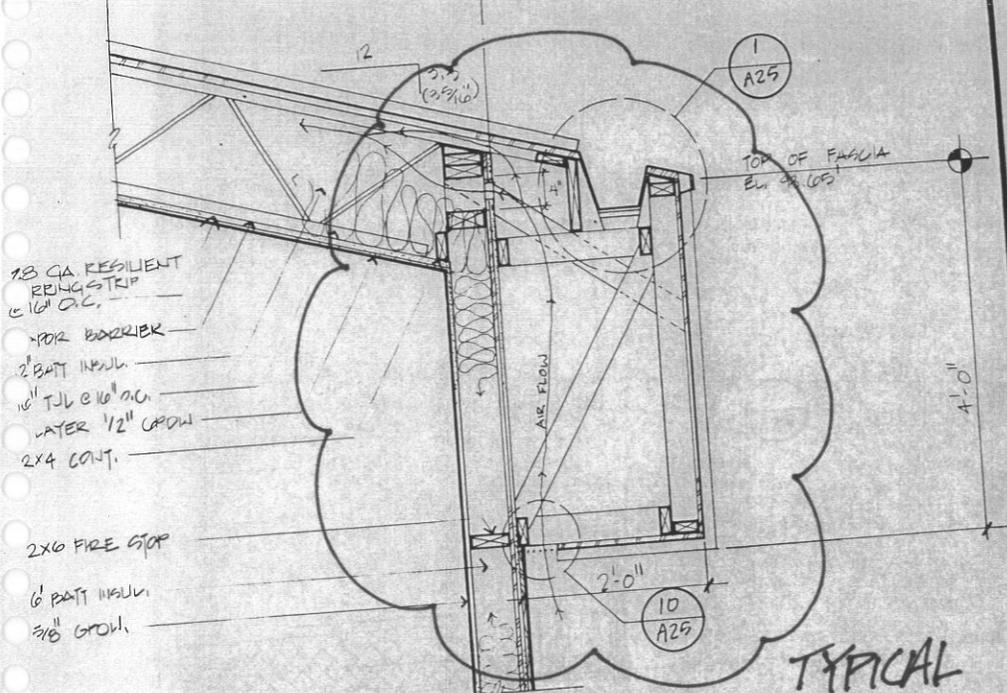
08.5

OF FACIA
93.075

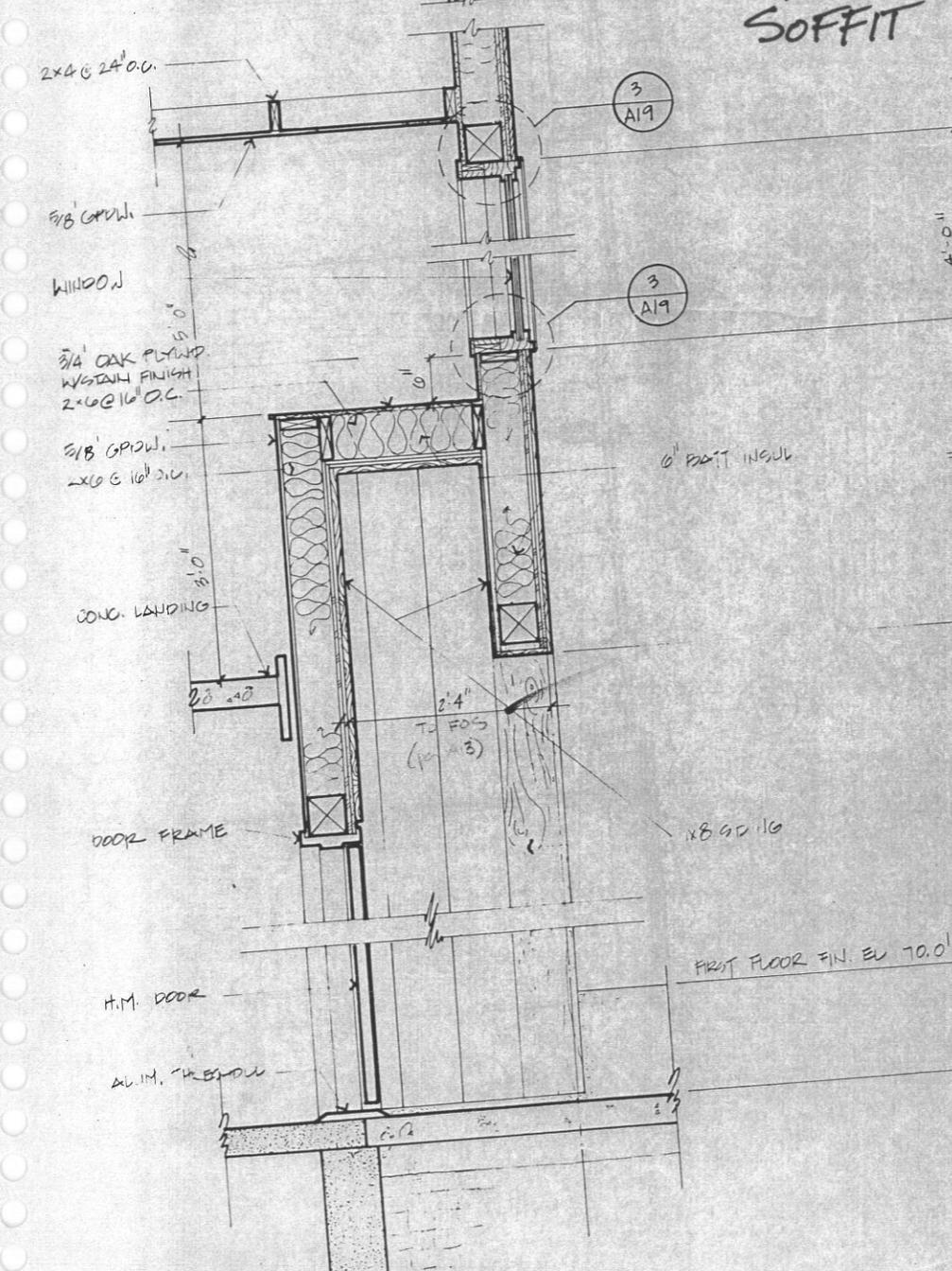
82.0

70.0

BASEMENT/PARKING
GARAGE EL 58.0



TYPICAL SOFFIT



FIRST FLOOR FIN. E.L. TO 0.0'

