

## REPAIR RECOMMENDATIONS - PRIORITIZATION

The repair recommendations provided below have been developed from a visual inspection of the building components only. Priority 1 repairs are those that need to be addressed within the next year or two to manage potentially hazardous conditions. Priority 2 repairs are those needing to be addressed in the next three to five years to limit further deterioration and maintain the integrity of the structure. Priority 3 repairs should be anticipated with the next ten years and are generally considered maintenance items. As with all repair projections, these time frames are based on the development and execution of an ongoing facade maintenance program that includes performing some unanticipated repairs on an as-needed basis. Alternatively, more aggressive repair and maintenance programs could be developed to lengthen the time between repair and maintenance work on the building.

Based on our review of the facades at the Harley Clarke Mansion and Coach House, we offer the following repair recommendations for both the mansion and coach house:

### Priority 1: \$0

1. None were observed.
  - Estimated cost: NA

### Priority 2: \$300,000 to \$350,000

2. Repair concrete and stone at main entrance.
  - Estimated cost: \$15,000
3. Repoint deteriorated mortar in the stone and areas, including the chimneys.
  - Estimated cost: \$70,000 allowance
4. Rebuild areas of displaced stone at wing wall.
  - Estimated cost: \$2,500 allowance
5. Scrape and paint the existing steel windows frames and sash. Replace aged glazing putty as glass lites are replaced. Evaluate the leaded glass and perform in-situ repairs when possible.
  - Estimated cost: \$130,000 allowance
6. Scrape and paint the existing wood windows frames and sash in conservatory. Replace aged glazing putty as glass lites are replaced. Install wood Dutchman as necessary at sills and lower portions of jambs.
  - Estimated cost: \$40,000 allowance
7. Replace the sealant at all steel and wood window perimeters at the Mansion and Coach House.
  - Estimated cost: \$35,000 allowance
8. Repair cracked plaster and water damaged plaster on the interior.
  - Estimated cost: \$7,000 allowance
9. Monitor the attic framing and interior plaster for signs of water infiltration and cracking. Perform additional evaluation if these conditions are observed.
  - Estimated cost: \$3,000 allowance

10. Inspect the tile roof and perform repairs as needed to include resetting or replacing tile.
  - Estimated cost: \$1,500 annually
11. Scrape, clean, and paint the fire escape. Replace buckled treads.
  - Estimated cost: \$15,000

**Priority 3: \$150,000 to \$200,000**

12. Repoint deteriorated mortar.
  - Estimated cost: \$130,000 allowance
13. Inspect the tile roof and perform repairs as needed to include resetting or replacing tile.
  - Estimated cost: \$1,500 annually
14. Repair damaged gutters and downspout.
  - Estimated cost: \$15,000

**LIMITATIONS**

Because of the limitations in detecting concealed internal distress in many components, this investigation may not find unsafe and imminently hazardous conditions that are not readily visible. WJE shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded. Likewise, WJE must rely on the information provided by you in regards to past water/air leakage issues, past repairs, and recorded documentation and/or testimony. WJE has interviewed the building personnel made available to us in order to ascertain the past history. However, WJE has performed this inspection and prepared this report in accordance with the applicable standard of care for architects and engineers performing such services.