

2009 Visual Assessment Survey County of Marin

Instructions: This survey is a mid-range assessment and record of the current conditions of a premise. The surveyor will not lift carpet, shift furniture, test drains, wiring or water supply (but may comment on their condition). Surveyor will not inspect areas that are difficult to access, but may use a ladder to inspect roofs up to 9 feet in height. Please note that ADA items will not be surveyed because County of Marin has a Disability Access Manager to cover this scope of work.

1. Building Name	Garden Lookout at Mt. Tam		
2. Survey Inspection Date	10/8/09		
3. Building Address	End of East Ridgecrest Blvd. to the top of Mt. Tamalpais		
4. City	Mill Valley, CA	5. Zip Code	94941
6. Contact Person:	Rich Lopez	7. Phone:	

Building Age and Gross Square Footage

8. Year of Original Building	1936	9. Gross Sq. Ft. of Building as Currently Configured	392 SF
10. Number of Floors	2	11. Construction Type:	Wood and Steel frame over masonry

Building Ownership and Occupancy Status

12. Marin County Departments Located in Building & contact information:

- a. Marin County Fire Department
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.

13. Building Ownership (check one):

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | a. Owned and used by county |
| <input type="checkbox"/> | b. Owned by county, but leased to other private entity |
| <input type="checkbox"/> | c. Owned, but partially leased and partially used by county |
| <input type="checkbox"/> | d. County leases building or part of building |

Building Uses

14. What is the facility's primary use(s)?

- | | | |
|--|--|--|
| <input type="checkbox"/> 1. Administrative Offices | <input type="checkbox"/> 7. Equipment shop | <input type="checkbox"/> 13. Storage Space |
| <input type="checkbox"/> 2. Fire Station or FS HQ | <input type="checkbox"/> 8. Warehouse | <input type="checkbox"/> 14. Performance Arts |
| <input type="checkbox"/> 3. Garage/car repair | <input type="checkbox"/> 9. Health/lab./clinical | <input checked="" type="checkbox"/> 15. Other (describe)
Fire Lookout |
| <input type="checkbox"/> 4. Restaurant/food | <input type="checkbox"/> 10. School/Teaching | |
| <input type="checkbox"/> 5. Housing | <input type="checkbox"/> 11. Equipment shop | |
| <input type="checkbox"/> 6. Library | <input type="checkbox"/> 12. Jail/detention | |

15. Program Notes

One fire staff/volunteer works 12 hour shift in search of fires in the surrounding area. Mapping equipment is located in the middle of the room.

Maintenance Information

16. Who maintains the facility?

MCFD/DPW

17. Have there been renovations or construction on the building in the past 5 years?

Yes

No

If yes, please describe?

Program Spaces

18. Approximate number of general purpose rooms:

19. Other spaces provided (check all that apply):

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> a. N/A (none) | <input type="checkbox"/> h. Counseling | <input type="checkbox"/> o. Multipurpose Rooms | <input type="checkbox"/> v. Classrooms |
| <input checked="" type="checkbox"/> b. Office(s) | <input type="checkbox"/> i. Gymnasium | <input type="checkbox"/> p. Music | <input type="checkbox"/> w. laboratory |
| <input type="checkbox"/> c. Art studios | <input type="checkbox"/> j. Health Suite | <input type="checkbox"/> q. Pre-school/play area | <input type="checkbox"/> x. Teacher Resource |
| <input type="checkbox"/> d. equipment repair | <input type="checkbox"/> k. conference rooms | <input type="checkbox"/> r. Remedial Rooms | <input type="checkbox"/> y. Technology/Shop |
| <input type="checkbox"/> e. Auditorium | <input checked="" type="checkbox"/> l. Kitchen/lounge | <input type="checkbox"/> s. Resource Rooms | <input checked="" type="checkbox"/> z. Other (describe)
Mapping equipment
Home appliances |
| <input type="checkbox"/> f. Cafeteria | <input checked="" type="checkbox"/> m. sleeping area | <input type="checkbox"/> t. Science Labs | |
| <input type="checkbox"/> g. Computer Room | <input type="checkbox"/> n. Library/book storage | <input type="checkbox"/> u. Waiting Area | |

Building System Condition Ratings and Definitions:

- | | | |
|----|------------------|---|
| E | Excellent | System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed. |
| S | Satisfactory | System functioning reliably; routine maintenance and repair is needed. |
| U | Unsatisfactory | System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed. |
| NF | Non-Functioning | System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed. |
| CF | Critical Failure | Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement or some or all components is needed. |

NOTE:

Cost estimates are required ONLY for systems/features rated "U", "NF", or "CF." Cost estimates are NOT REQUIRED for systems rated "E" or "S."

Other Notes:

Site Utilities

20. Water

- a. Type of service: Municipal or Utility provided Other
- b. Condition Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- c. Year of last major reconstruction/replacement _____ d. Expected Remaining Useful life (years) _____
- e. Comments Some problems are being addressed by Parks Department

21. Site Sanitary

- a. Type of service: Municipal or Utility sewer Site septic Other
- b. Condition Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- c. Comments Unknown location of septic tank

22. Site Storm Drainage

- a. Quality of Drainage: Good Fair Poor Unknown
- b. Comments All down hill

23. Site Gas

- a. Does the building have gas service or use liquid petroleum gas? Yes No (skip to next section)
- b. Condition Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- c. Comments _____

24. Site Fuel Oil

- a. Type of service: Fuel Tanks None (Skip to Next Section)
- b. If the building has fuel tanks:
1. # Above Ground: _____ a. Capacity of above ground tanks (gallons) _____
2. # Below Ground: _____ a. Capacity of below ground tanks (gallons) _____
- c. Condition Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

d. Comments _____

Site Utilities

25. Site Electrical, Including Exterior Distribution

a. Service Provider (check all that apply): Utility Provided Self-Generated Other

b. Type of Service: Above Ground Below Ground

c. Condition Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement _____

e. Expected Remaining Useful Life (Years): _____

e. Comments: Power lines above ground to lookout

Other Site Features

26. Pavement (Roadways and Parking Lots)

a. Type (check all that apply) concrete asphalt gravel other none

b. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

f. Comments: Trail route not adequate for servicing. Some wooden trail steps from parking lot exist. Stone walkway near base of building in satisfactory condition.

27. Sidewalks

a. Type (check all that apply) concrete asphalt other

b. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

d. Comments: none

Substructure

28. Type (check all that apply):

Reinforced Concrete Masonry on Concrete Footing Other

b. Evidence of Structural Concerns:

1. Structural Cracks Yes No
2. Heaving/Jacking Yes No
3. Decay/Corrosion Yes No
4. Water Penetration Yes No
5. Unsupported Areas Yes No
6. Other Yes No

c. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement _____ e. Expected Remaining Useful Life (Years): _____

e. Comments: Opening in walls need repair.

Building Envelope

29. Structural Floor

a. Type (check all that apply):

1. Reinforced Concrete slab on Grade 4. Wood Deck on Wood Trusses 7. Other (specify) _____
 2. Concrete/Metal Deck/Metal Joists 5. Wood Deck on Wood Joists
 3. Precast Concrete Structural System 6. Concrete Deck on Wood Structure

b. Evidence of structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.):

1. Structural Cracks Yes No 4. Deflection Yes No
2. Unsupported Ends Yes No 5. Seriously Damaged/Missing Components Yes No
3. Decay/Corrosion Yes No 6. Other Problems _____

c. Overall Condition of Structural Floors:

Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement _____ f. Expected Remaining Useful Life (Years): _____

e. Comments: _____

30. Exterior Walls/Columns

a. Material (check all that apply): Concrete Masonry Steel Wood Other

b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc):

c. Evidence of Concerns with Exterior Cladding:

1. Cracks/Gaps Yes No 4. Moisture Penetration Yes No
2. Inadequate Flashing Yes No 5. Decay/Corrosion Yes No
3. Efflorescence Yes No 6. Other Problems _____

d. Overall Condition of Exterior Walls/Columns::

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- e. Year of Last Major Reconstruction/Replacement _____ f. Expected Remaining Useful Life (Years): _____

- g. Comments: Stone walls on 1st level and wood & steel frame on 2nd level. Glass surrounds second level.

31. Pitched Overhangs

- a. Construction Type (check all that apply): Masonry Concrete Metal Wood N/A

b. Overall condition of parapets:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____

- e. Comments: _____

32. Exterior Doors

a. Overall condition of Exterior Door Units:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Overall condition of Exterior Door Hardware:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- c. Do any exit doors have magnetic locking devices? Yes No

- d. Safety/Security Features are adequate: Yes No Unable to Determine

- e. Year of Last Major Reconstruction/Replacement _____ f. Expected Remaining Useful Life (Years): _____

g. Comments: First floor openings need repair/re-design

33. Exterior Steps, Stairs, and Ramps

a. Overall condition of exterior steps, stairs, and ramps

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: Overall poor access – open trail, walking only

34. Windows

a. Type of windows (check all that apply):

Aluminum Steel Vinyl Solid Wood Wood w/ External Cladding System Other

b. Overall condition of windows:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. All rescue windows are operable: Yes No N/A

d. Year of Last Major Reconstruction/Replacement _____

e. Expected Remaining Useful Life (Years): _____

f. Comments: Double pane of windows in aluminum frame. Store front system at exterior door.

35. Roof and Skylights

a. Type of roof construction (check all that apply):

1. Metal deck on metal trusses/joists 4. Concrete on metal deck on metal trusses/joists
 2. Wood deck on wood trusses/joists 5. Other
 3. Wood deck on metal trusses/joists

b. Type of roofing material (check all that apply):

1. Single-ply membrane 3. Asphalt Single 5. IRMA 7. Other
 2. Built up 4. Pre-Formed metal 6. Slate

c. Evidence of structural Concerns with Support System (Beams/Joists/Trusses, etc.):

1. Structural Cracks Yes No 4. Deflection Yes No
 2. Unsupported Ends Yes No 5. Seriously Damaged/Missing Components Yes No
 3. Rot/Decay/Corrosion Yes No 6. Other Problems _____

d. Evidence of Structural Concerns with Structural Floor Deck:

1. Cracks Yes No
 2. Deflection Yes No
 3. Rot/Decay/Corrosion Yes No

e. Does the building have skylights? Yes No

f. If yes, what material are the skylights made? 1. Plastic 2. Glass 3. Other

g. Condition of skylights:

Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

h. Evidence of concerns with roofing, skylights, flashing, and drains:

1. Failures/Splits/Cracks Yes No N/A
 2. Rot/Decay/Corrosion Yes No N/A
 3. Inadequate Flashing/curbs/pitch pockets Yes No N/A
 4. Inadequate or poorly functioning roof drains Yes No N/A
 5. Evidence of water penetration/active leaks Yes No N/A

Other concerns (specify): _____

i. Overall Condition of roof:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

j. Year of Last Major Reconstruction/Replacement _____

k. Expected Remaining Useful Life (Years): _____

l. Comments: Possible under roof concerns with air vents, needs assessment recommended.

Interior Spaces

36. Interior bearing walls and fire walls

a. Overall Condition of interior walls:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- b. Year of Last Major Reconstruction/Replacement _____
- c. Expected Remaining Useful Life (Years): _____
- d. Comments: Need painting. Older elements, but generally in good condition.

37. Other Interior Walls

- a. Overall Condition of interior walls:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- b. Year of Last Major Reconstruction/Replacement _____
- c. Expected Remaining Useful Life (Years): _____
- d. Comments: _____

38. Floor Finishes

- a. Types of floor finishes in instructional spaces (check all that apply):

1. Carpet 2. Resilient tiles or sheet flooring 3. Wood

4. Hard flooring (concrete, ceramic tile, stone, etc.) 5. Other 6. N/A

- b. Types of floor finishes in common areas (check all that apply):

1. Carpet 2. Resilient tiles or sheet flooring 3. Wood

4. Hard flooring (concrete, ceramic tile, stone, etc.) 5. Other 6. N/A

- c. Overall Condition of floor finishes:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- d. Year of Last Major Reconstruction/Replacement _____
- e. Expected Remaining Useful Life (Years): _____
- f. Comments: _____

39. Ceilings

- a. Overall Condition of ceilings:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Comments: Minor water damage from wind blown water at south side of 2nd floor room.

40. Interior Doors

- a. Overall Condition of interior door units:
- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- b. Overall Condition of interior door hardware:
- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____
- e. Comments: _____

41. Interior Stairs

- a. Overall condition of interior stairs:
- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Comments: Very high sloping interior stair – better handrails needed.

42. Elevators, lifts and escalators

- a. Overall condition of elevators, lifts and escalators(if none exist, skip to next section):
- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Comments: _____

43. Interior Electrical Distribution

- a. Interior electrical supply meets current needs: Yes No
- b. Condition of interior electrical distribution:
- Excellent Satisfactory Unsatisfactory Non- Critical

Functioning failure

- c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____
- e. Comments: unknown

44. Lighting Fixtures

- a. Condition of interior lighting fixtures:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Comments: _____

45. Communications Systems

- a. Communication systems are adequate Yes No Unable to determine N/A

- b. Condition of communications system:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____
- e. Comments: Connects to fire dispatch and MERA

Plumbing (Excluding HVAC Systems)

46. Water Distribution System

- a. Types of pipes (check all that apply):

1. Iron 2. Galvanized 3. Copper 4. Lead 5. PVC 6. Other 7. N/A

- b. Overall condition of water distribution system:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____
- e. Comments: Concerns with supply water. However, State Parks is currently rehabbing system. Copper interior, steel exterior pipes.

47. Plumbing Drainage System

a. Types of pipes (check all that apply):

1. Iron 2. Galvanized 3. Copper 4. Lead 5. PVC 6. Other 7. N/A

b. Overall condition of drainage system:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Comments: unknown

48. Hot Water Heaters

a. Type of fuel (check all that apply)::

1. Oil 2. Natural Gas 3. Electricity 4. Other 5. N/A

b. Overall condition of water heaters:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Comments: Seems operational

49. Plumbing Fixtures

a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc.):

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: Fixtures are operational

HVAC Systems

50. HVAC Systems Type

a. Does this building have a central HVAC system? Yes No (skip to next section)

b. If yes, what type of technology does it use (check all that apply):

1. Constant volume (CV)
 2. Variable Air Volume (VAV)
 3. Dual-Duct or Multi-Zone
 4. Other

51. Heat Generating Systems

a. Heat generation source (check all that apply):

1. Boiler/ Hot Water
 2. Boiler/Steam
 3. Furnace/Forced Air
 4. Other

b. Overall condition of heat generating systems:

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Comments: none

52. Heating Fuel/Energy Systems

a. Overall condition of heating fuel/energy systems:

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

53. Cooling/Air Conditioning Generating Systems

a. Overall condition of cooling/air conditioning generating systems:

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

54. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc.

a. Overall condition of air handling and ventilation systems:

- Excellent
 Satisfactory
 Unsatisfactory
 Non-Functioning
 Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

55. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, traps, Insulation, etc.

a. Overall condition of piped heating and cooling distribution systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

56. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc.

a. Overall condition of ducted heating and cooling distribution systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

57. HVAC Control Systems

a. Overall condition of control systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

Fire Safety Systems

58. Fire Alarm Systems

a. Overall condition of fire alarms:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

59. Smoke Detection Systems

a. Overall condition of smoke detection systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: Commercial smoke detector

60. Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, etc.

a. Overall condition of fire suppression systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

61. Emergency/Exit Lighting Systems

a. Overall condition of emergency/exit lighting systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: none

62. Emergency/Standby Power Systems

a. Does the building have an emergency or standby power system? Yes No (skip to next section)

b. Overall condition of emergency/standby power systems:

Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Comments: unknown

63. Kitchen

a. Types of equipment (check all that apply):

1. Sink 2. Stove/Range/hood 3. Refrigerator 4. Trash compactor 5. Walk-in Freezer 6. Other

b. Overall condition of Kitchen:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Comments: Old, updating needed

64. Other:

a. Overall condition:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: _____

65. Other:

a. Overall condition:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: _____

66. Other:

a. Overall condition:

- Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Comments: _____

Overall Building Rating:

67. Overall building rating (to be answered after the building inspection is complete)

Excellent Satisfactory Unsatisfactory Poor

Overall Building Rating Definitions:

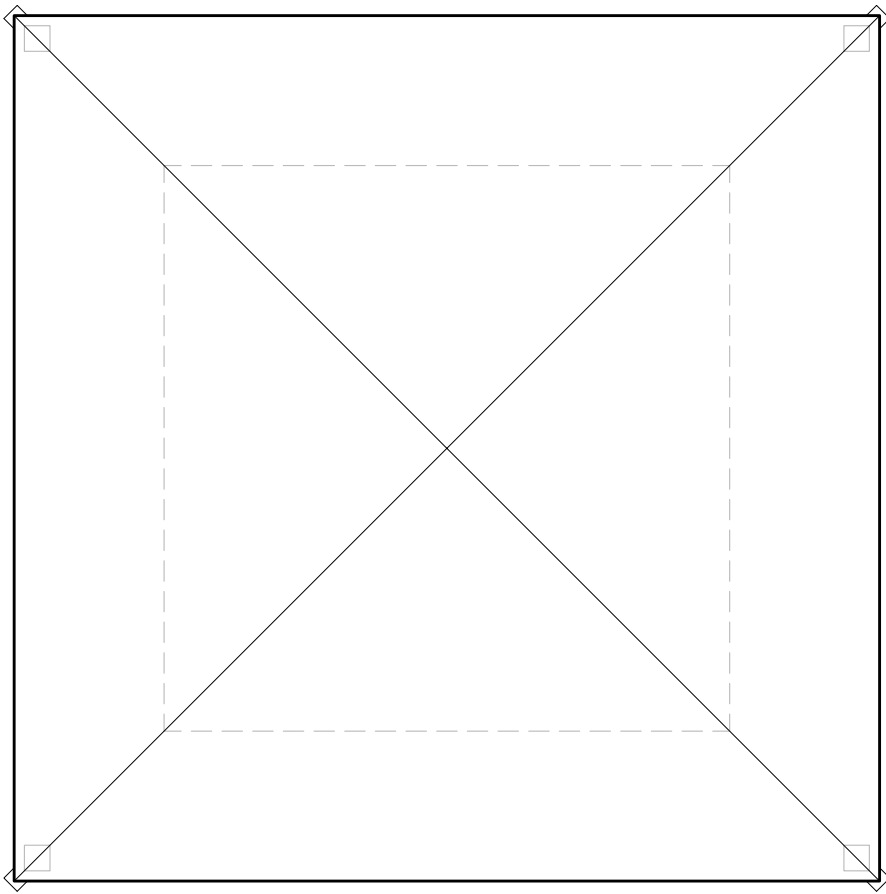
- E Excellent All systems classified as health and safety or structural rated “excellent,” no systems rated below “satisfactory,” preventive maintenance plan in place.
- S Satisfactory All systems categorized as health and safety or structural rated “satisfactory” or better. No system rates “non-functioning” or “critical failure.”
- U Unsatisfactory Any system categorized as health and safety or structural rated “unsatisfactory.” No health and safety or structural system rated “non-functioning” or “critical failure.”
- F Failing Any system categorized as health and safety or structural rated “non-functioning” or “critical failure.” Building Certificate of Occupancy may be rescinded.

Overall Maintenance Recommendations

#	Deficiencies that require Corrective Action	Recommendation/Solution	Importance Factor (High, Medium, Low)	Total Project Costs
1.	Roof Assessment & Flashing	Have roofing contractor review – note, roof was replaced not more than 10 years ago.	Medium	
2.	Repair Openings in Rock Masonry	Waterproofing and security issue – have mason infill openings with similar rock type.	High	\$10,000
3.	Living Area Update	New Kitchenette and interior finishes	Medium	\$5000
4.	Improve Stairway Safety	Add handrails on both sides of stair	High	\$1500
5.	Electrical Update	Study must be done. Wiring is dated.	High	\$5000
6.	Improve pathway to lookout for access	State Park owns hiking trail and is responsible for maintenance.		
7.				

Comments: **High**-major concern, work should be done immediately or within 1 year
Medium-Preventative maintenance, work should be done within 2-3 years
Low-Work should be performed within 5 year estimation period

Notes:

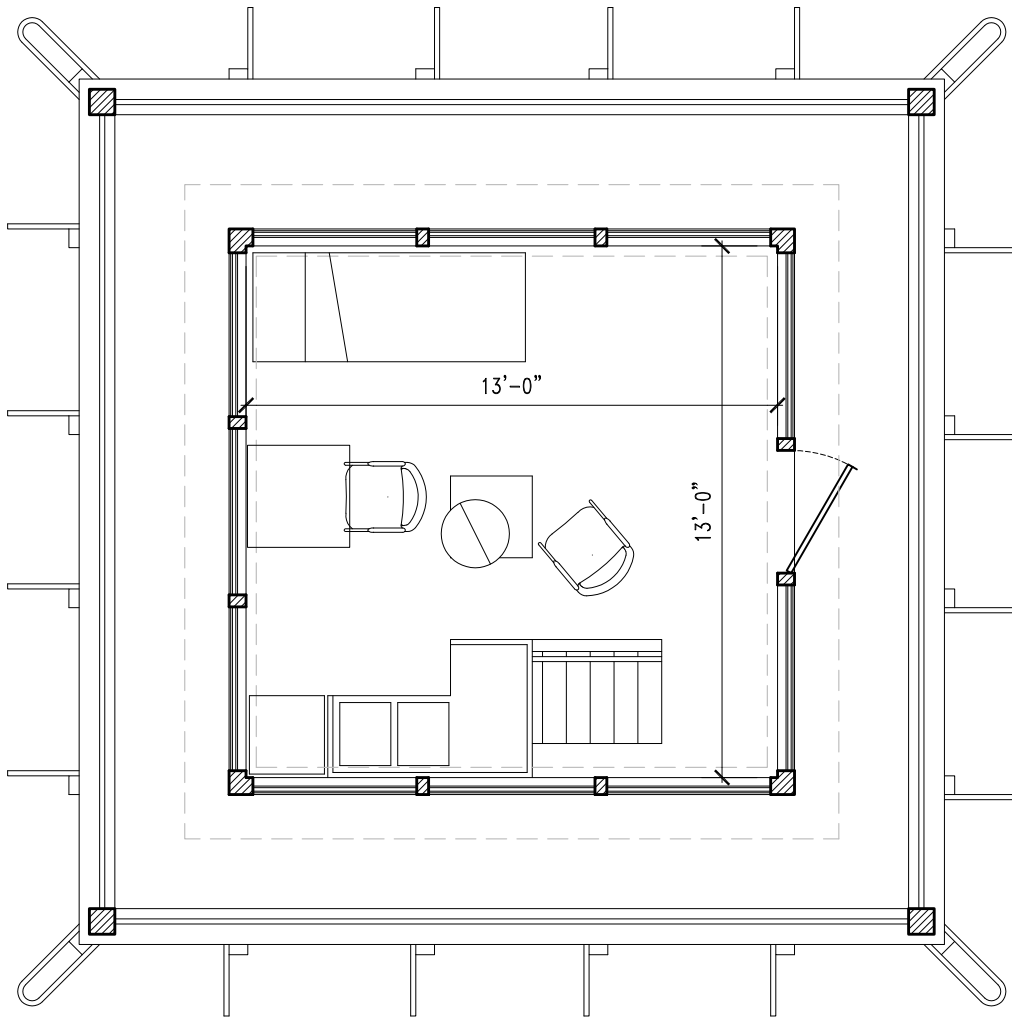


01

ROOF PLAN

SCALE: NONE

Mt Tam Fire Watch.dwg

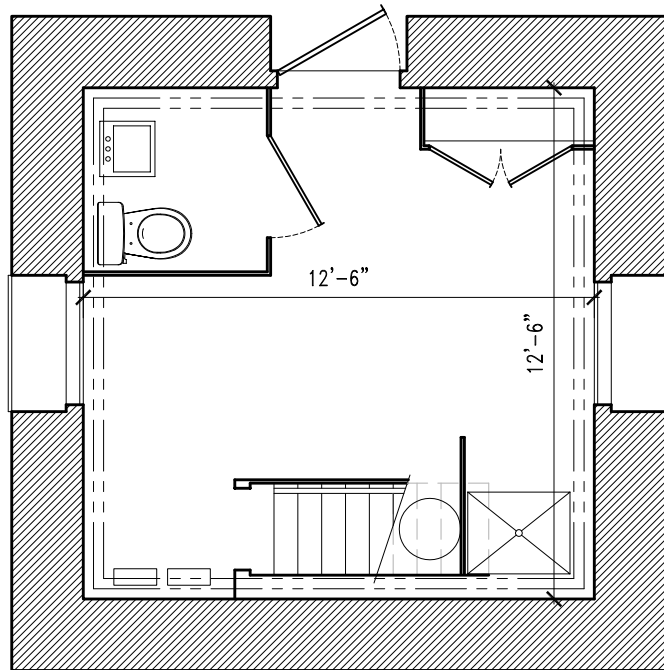


02

UPPER FLOOR PLAN

SCALE: NONE

Mt Tam Fire Watch.dwg



03

LOWER FLOOR PLAN

SCALE: NONE

Mt Tam Fire Watch.dwg