



**CHANCELLOR'S RESIDENCE CONDITION REPORT**

Board of Trustees

Admin, Governance & Trusteeship Committee

Date: July 31, 2017

Category Code: L = Life Safety

\$ < 5K

C = Code Compliance

\$\$\$ 5 - 10K

R = Repair or Replace

\$\$\$\$ 10 - 50K

A = Aesthetic

\$\$\$\$\$ > 50K

ITEM #	YEAR	AUDIT FINDINGS	ACTION RECOMMENDED	CATEGORY CODE	PROPOSED / EXISTING	ESTIMATED VALUE	STATUS
3	2013	Exterior - Path of travel to garage side door is needed from rear porch/patio to reduce awkward travel distance during inclement weather.	Install new brick walk along edge of planting bed -- coordinate with expansion of patio area.	A	EXISTING	\$	PENDING
4	2013	Interior - Downstairs guest bedroom is in need of tall mirror for dressing	Purchase and install mirror on back of door to bedroom. ***To be purchased outside of Facilities Management***	A	PROPOSED	\$	PENDING
5	2013	Interior - Upstairs hall/corridor needs raised panel/chair rail installed.	Install raised panel/chair rail	A	PROPOSED	\$\$	PENDING
7	2013	Exterior - Lights along driveway, presently there exist seven (7) decorative pole lights with high energy incandescent bulbs.	Recommend replacing with seven (7) new LED type of fixtures + add one (1) in the area of the Sun Porch in order to improve spacing & light coverage along the driveway.	A	EXISTING	\$	PENDING
8	2013	Exterior - Existing wood shutters are deteriorated and have required repair over the years	Replace all shutters with similar sizes but with a material that will not decay over time	R	EXISTING	\$\$	PENDING
9	2013	Basement - Existing steel frame and single pane glass has deteriorated. Window wells need cleaning out and possible drainage improvements	Replace existing windows with material that is resistant to corrosion. Replace or cleanout window wells while improving drainage.	R	EXISTING	\$	PENDING
10	2013	Exterior - Rear portion of house has original single pane windows	Replace all single pane windows with new energy efficient type to match the new ones on the sun porch	R	EXISTING	\$\$	PENDING
11	2013	Exterior - Wooden lap siding requires repeated repair due to rot / deterioration	Replace siding and flashing with new type that is resistant to deterioration	R	EXISTING	\$\$	PENDING
12	2013	Exterior - Foundation vents are corroded and broken in some cases	Replace existing in six (6) locations.	R	EXISTING	\$	PENDING
15	2013	Exterior - Chimney at Upstairs den has concrete cap that was repaired years ago and bird screen placed over flue top. Other two chimney's concrete cap has deteriorated.	Install new powder coated chimney cap with spark arrester/bird screen with new.	R	EXISTING	\$	PENDING
16	2013	Exterior - Brick patio uneven and variation of brick types/colors -- unsightly and safety concerns	Remove existing and install new brick pavers; Reconfigure to enlarge to program needs	R	EXISTING	\$	PENDING
17	2013	Interior - Near basement steps there is poor lighting and switching arrangement	Provide appropriate lighting and switch arrangement. ***WORK ORDER CREATED***	R	EXISTING	\$	IN PROCESS
18	2013	Exterior - In the service yard at the garage, The concrete is cracked and uneven; Chain-link fence is in poor condition (was dog yard during Robinson Administration) – Fenced yard in not required for use now.	Remove & replace concrete surface with new concrete while building up site to drain but not as steep + remove portion of fence at driveway along with landscaping if necessary. Replace landscaping to screen service yard. ***Repairs made to walkway and gate removed***	R	EXISTING	\$	PENDING
19	2013	Garage - Concrete is cracking along the door Entry Apron	Replace entire concrete apron at edge of garage	R	EXISTING	\$	PENDING
20	2013	Exterior - Asphalt cracking/alligatoring at portions of driveway	Remove and replace asphalt pavement as a minimum	R	EXISTING	\$\$\$	PENDING
21	2013	Exterior - Brick walk on South side of house, brick joints have failed in areas of walk.	Replace existing brick to match new walk leading to Sunporch on West side. Review layout and determine if a walk leading to the rear entry will work with outdoor functions when tents are set up. *** Repairs made to brick joints***	R	EXISTING	\$	PENDING
22	2014	Interior - Poor lighting in foyer on South stairwell.	Add lighting in foyer on left.	A	PROPOSED	\$	PENDING
25	2015	Interior - Two kitchen cabinet doors are splitting and are in need of replacement.	Order and install new cabinet doors.	R	EXISTING	\$	PENDING
26	2015	Interior - New signs are needed for restroom and for door leading to the basement stairs.	Order and install new signage.	A	EXISTING	\$	PENDING
27	2015	Exterior - New outdoor grill and work sink area needed.	Purchased - installation to be performed by Facilities Management Plumbers/Electricians/Carpenters	A	PROPOSED	\$	PENDING
29	2016	Replace 4 broken brick at the entrance walk steps	Create work request	R	EXISTING	\$	PENDING
30	2016	Paint speed bumps	Create work request	R	EXISTING	\$	PENDING
32	2016	Paint threshold (black) at front door	Create work request	R	EXISTING	\$	PENDING
33	2016	Paint louvered door on east side	Create work request	R	EXISTING	\$	PENDING
34	2016	Repoint pavers in SE patio	Create work request	R	EXISTING	\$	PENDING
35	2016	Paint private drive sign	Create work request	R	EXISTING	\$	PENDING

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36	2016	Siding above window at ESE corner and (upper) south side siding appear to be rotten	Investigate and verify the extent of this visual observation. Repairs may include the need to repaint these surfaces. Create work request.	R	EXISTING	\$	PENDING
37	2016	Replace apron at garage door	The apron continues to deteriorate, will require saw cutting and concrete replacement. The apron is part of the garage slab, need to verify grades. Create work request.	R	EXISTING	\$	PENDING
38	2017	Driveway and storm drainage in need of repair	Mill and repave driveway, reinstall storm drainage boxes, remove garage apron (item 37) and install asphalt paving	R	EXISTING	\$\$\$	PENDING
39	2017	Garden pathway along east side of property is need of repair	Remove existing Trex edge boards, staking, and gravel. Install French drain with filter fabric, crushed stone/gravel, and landscaping edge timbers. Timbers to match garden steps and be braced with cross sleepers to maintain pathway edge.	R	EXISTING	\$\$	PENDING
40	2017	Storm water ponding adjacent to living room - west façade.	Install area drain in landscaped area between brick path and house on the west façade to provide a pathway for storm water to drain.	R	EXISTING	\$	PENDING
41	2017	Existing Oak tree on west side of property is damaging the retaining wall along the drive	Contact an Arborist for recommended solution to prune or modify root structure of the tree. Demolish a portion of the retaining wall and replace in coordination with Arborist's recommendation. Alternative - remove tree.	R	EXISTING	\$\$	PENDING
42	2017	Exposed insulation in basement unsupported and falling	Reinstall batt insulation and install wire mesh to hold unfaced batt insulation in place. Install acoustical ceiling panels and grid to create a intersitial space and finished ceiling for the basement.	R	EXISTING	\$	PENDING
43	2017	Gas log in fireplace not working	Repair	R	EXISTING	\$	PENDING
44	2017	Wood panels for dining room	Profiles to be selected and installed	A	PROPOSED	\$	PENDING

### ITEMS COMPLETED IN 2016/2017 ACADEMIC YEAR

\* IF COMPLETED WITH WCU STAFF ESTIMATED VALUE IS FOR MATERIAL COST ONLY

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1	2013	Exterior - Basement concrete steps has surface deterioration and some cracking; Hand rail on top not per code & no handrail exist along steps	Repair concrete steps with repair material that will adhere to concrete substrate; Replace or modify existing steel pipe guard rail; Install new handrail along steps	C	EXISTING	\$	IN PROGRESS
2	2013	Exterior - At the main entry stoop, brick and mortar joints are in poor condition. Top landing is not in compliance with code (not level with main floor of house). A portion of the bricks have cracked	Remove entire stoop and steps -- Redesign to replace and be in compliance with code. (Cost dependent on Design) ***Repaired Mortar Joints***	C	EXISTING	\$	IN PROGRESS
6	2013	Exterior - Main entry porch, No covered entry porch presently. Not having one presents problems with weather impact on interior when door is open + moisture on the door cause it to swell	Design and construct covered porch. Estimated value based on final design scope Part of B11 above in overall design (Conceptual rendering completed)	A	EXISTING	\$\$\$	DESIGN COMPLETE
13	2013	Garage - Crown molding is rotten at end adjacent to gutter on north side.	Repair and re-paint ***PO ISSUED***	R	EXISTING	\$	COMPLETE
14	2013	Garage - Paint is peeling and chipping on West eave.	Repair and re-paint ***PO ISSUED***	R	EXISTING	\$	COMPLETE
23	2014	Interior - There is a need for future expansion to accommodate guest to the Chancellor's House.	Future expansion on west side adjacent to sunroom. To extend sunroom space to the south and tie into den/living room. Drainage and utilities would need to be addressed as well. In the short term, it was discussed that the west windows of the den/living room could be replaced with a set of French doors leading outside to an exterior patio and then enclosed at a later date. (Conceptual rendering completed)	A	Proposed	\$\$\$\$	DESIGN COMPLETE
24	2014	Basement - Exterior steps have poor drainage	Improve drainage at bottom of steps.	R	EXISTING	\$	COMPLETE
28	2016	Exterior - residence requires pressure washing to remove dirt, algae, and stains (if possible)	Create work request	R	EXISTING	\$	COMPLETE
31	2016	Clean/replace two traffic control signs at front of drive	Create work request	R	EXISTING	\$	PENDING
*	2017	Sanitary sewer collapsed	Sanitary sewer replaced	R	EXISTING	\$\$\$	COMPLETE