



Public Works - Facilities Services
Rockhaven Sanitarium
Building Assessment Report
March 26, 2008

ASSESSMENT SUMMARY:

At the request of the Director of Public Works, the Facilities Services section inspected the buildings and structures at the Rockhaven Sanitarium in order to determine the integrity of the following systems: Structural, Electrical, Plumbing and HVAC (Heating, Ventilating, Air Conditioning). In addition, any observed Environmental and Safety hazards were noted on the report. A contractor, Environmental Solutions was present and removed samples of building materials suspected of containing either asbestos or lead.

This is a 3½ acre property overgrown with trees and landscaping. There are many exterior walkways, paths, ramps and steps which are in poor condition due to ground shifting and tree roots. The exterior landscaping was inspected by Parks, Recreation and Community Development and is not included in this report.

There are eighteen structures. Of those eighteen, two were outdoor garden patio covers. The sixteen buildings ranged in size from large dormitory structures and hospital buildings to a single room food storage building. Many of the structures are residential cottages with bedrooms, bathrooms and community rooms. They typically did not have kitchen or dining areas. Most of the bedrooms contained old metal beds, but the rest of the bedroom furnishings (presumably privately owned) were no longer in place. Some of the more recently occupied buildings had fire sprinklers and a non-monitored fire alarm system was still in working order. There was very little evidence of trespass and vandalism on the property. There is an emergency generator on the property that is connected to emergency lighting fixtures in many of the buildings. The exterior lighting is in poor condition and inadequate to provide the security needed.

The buildings appeared to be constructed from the late twenties and early thirties up to the seventies. Most of the structures had old electrical wiring in poor condition. Two buildings were in imminent danger as a result of electrical hazards which could cause a fire. One building was disconnected from the power but the other building was occupied by the caretakers. All of the structures had old galvanized plumbing pipes. In some of the structures, a portion of the original piping had been replaced by copper pipes. Numerous pipe clamps, to temporarily stop leaks, were observed throughout many of the buildings. Many of the buildings had no underground utilities. Electrical, water pipe, and even gas pipe were sometimes run overhead through the trees from one building to another. Many buildings had line voltage electrical wiring running overhead between them. This can potentially be a serious safety and/or fire hazard if a falling tree limb brings down the electrical wiring or a gas pipe.

The most serious defects found were in the roofing, exterior walls, exterior doors/windows and in the structural components of these wood frame buildings as a result of moisture. Mold was found in various places and is noted in the report. With few exceptions, it was apparent by the water intrusion damage to the interiors that all of the roofs leak. In some cases, the combined weight of too many roofing layers over a water-damaged structural system, has caused roofs to sag and may be unsafe. As a result of deferred maintenance on these buildings, for perhaps many decades, water and moisture have destroyed most of the exterior wood i.e. door and window frames, exposed rafters etc. It was suspected that hidden structural members may be badly damaged. For example, kicking the bottom-most portions of the exterior stucco walls would sometimes generate a hollow sound indicating that the sole plate, which connects the base of the wall framing to the foundation, was rotted out. While these exterior walls had a "normal" appearance, this type of hidden structural damage would weaken the wall and could make it vulnerable during a seismic event. Further inspections, requiring destructive testing, are needed to better determine the structural integrity of some of the buildings.



Nurse's Home
A

Shop &
Gardn
B

Patio
O

Pines
Cottage
C

Food
Storage
N

Canary
Cottage
D



Little
Hospital
Building
E

Coulter
Cottage
F

Annex
Building
J



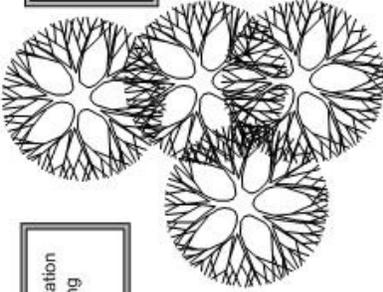
Dining
Hall
I

Willows
Cottage
H

Laundry
K

Garage
K

Administration
Building
L

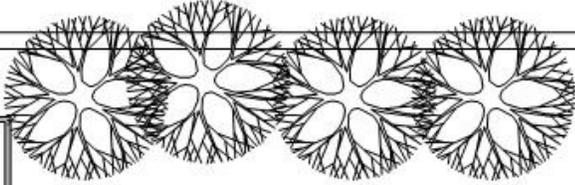


Patio
Q

Acorn
Cottage
P

Rose
Cottage
M

Oaks Cottage
G



**Public Works
Facilities Services
ROCKHAVEN BUILDINGS**

Service Entrance

Main Gate

NURSE'S HOME Building "A"

This is a single story residential building with a partial basement. The doors had been nailed shut and the only access was through a previously broken window. It was determined that the flooring and sub-flooring had been damaged by water intrusion to the degree that it was unsafe for non-Facilities staff to inspect. Based on material found inside, there was evidence to suggest that this building had been abandoned since 1985. There were minimal furnishings and there was a great deal of water damage in all the rooms. Door casings and some doors were in surprisingly good condition and would be salvageable.

Structural Assessment:

The roof was in very poor condition and was unsafe to access. Dry rot was found in fascia boards and roof decking. The exterior stucco walls were cracked and damaged. Dry rot was found in all exterior doors and window casings. The interior walls and ceiling were plaster and were in extremely poor condition due to the water damage throughout the structure. The interior wood flooring is damaged beyond repair and the sub-flooring showed signs of dry rot.

Electrical Assessment:

The electrical system was in poor condition and the structure would need to be completely rewired if it were to be restored. There was exposed wiring (not in conduit) that was non-code compliant and unsafe.

Plumbing Assessment:

The water had been turned off to this building. The plumbing system consists of old galvanized piping of an age and condition that replacement would be necessary if this building were to be restored. The gas meter had been removed by the Gas Company. There are no Fire Sprinklers in this structure.

HVAC Assessment:

There is no HVAC system in this building. Heating was supplied by a single wall-mount heating unit which is unusable due to its age and condition:

Environmental & Safety Concerns:

The basement contained a large amount of trash – furniture, old belongings etc. There were numerous old paint cans stored under the house and a moderate odor of paint was noticed. The storage of the paint was determined to be a fire hazard. A large active bee hive was found at the roof line on the South side. There was evidence of mold in the basement and in various locations throughout this structure.

Immediate Action Required

1. Board up broken windows.
2. Repair broken door (south side) to basement.
3. Remove "oriental rug" for preservation reasons.
4. Remove paint cans and dispose of as hazardous waste.
5. Remove active bee hive.

SHOP & GARDEN Building "B"

This is a single story garage structure with a shop and restroom in the back. The shop has a covered porch. The shop area was available for inspection but the garage was locked and not inspected.

Structural Assessment:

The roof was in poor condition. It had multiple layers of composition roofing material which will need to be removed and replaced. Dry rot was found in the exposed area of the roof rafters. The foundation had numerous cracks as did the exterior stucco. The main garage door was rotted and could not be opened. The flooring on the porch was rotted and needed to be replaced. Wooden surfaces all need to be stripped and repainted. The interior of the shop had new drywall installed although it had not been finished as required by code. The shop had an open ceiling which exposed the insulation under the roof decking. One window had been replaced with an aluminum frame window although the installation did not appear to be according to code.

Electrical Assessment:

The building was fed from Building "C" and did not have its own service. The fixtures were old and in poor condition. Receptacles were not grounded and most of them had no covers.

Plumbing Assessment:

This building was tied into building "A" for water supply. Inside the building there was a small room for a toilet and a utility sink just outside the restroom. Both fixtures were old and would need to be replaced. The water lines were galvanized and showed signs of corrosion. Gas was shared with building "A" but was currently off. There were no fire sprinklers in the building.

HVAC Assessment:

There is no HVAC system in this building. Heating was supplied by a single wall-mount heating unit which is unusable due to its age and condition.

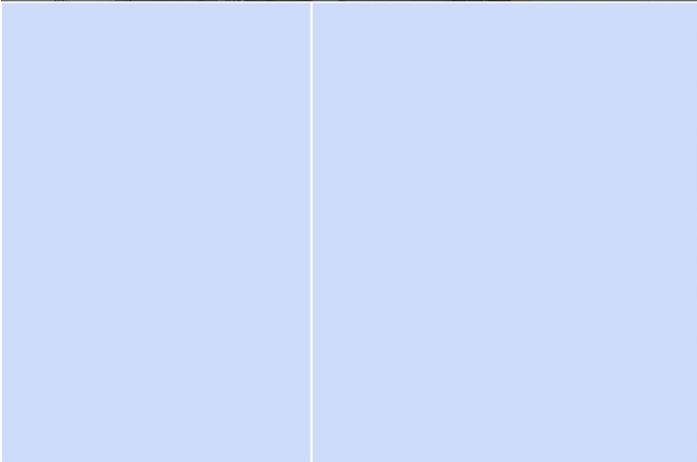
Environmental & Safety Concerns:

Building B has been used to store shop and garden type of chemicals. Paints, thinners, pesticides and herbicides would need to be disposed of properly. The porch on the exterior of the shop wall was cluttered with trash, debris, and chemicals/containers. Caution should be taken when clearing the porch because of the deteriorated state of the decking.

Immediate Action Required

1. Board up broken windows.
2. Repair broken door garage door for access in and out.
3. Remove paint cans and other chemical containers and dispose of as hazardous waste.

**Public Works / Facilities Services
Photographs – Building B
March 26, 2008**



PINES COTTAGE Building "C"

This is a single story structure used for residential living with a basement for storage. The building has many dormitory style rooms with semi-private baths. There was also a large entertainment room for social gathering and television viewing. The structure was in fair condition and looked as if it had been recently occupied within the past few years.

Structural Assessment:

Spanish tile roof that was in fair condition although it was covered with debris. Some of the tiles were loose but still in place. There were visible signs of deterioration on the exterior of the building; the stucco had cracks and damage at the foundation and below the windows. There were several exterior doors which had been nailed and painted shut. The doors were all dry-rotted on the lower portion and would need replacing. Interior walls, doors and ceilings were relatively good condition. There was mold found on ceiling and walls in the basement caused by leaking plumbing.

Electrical Assessment:

Structure had a newer General Electric sub-panel that was in good condition. Electrical in the attic was in good condition. The fixtures in the building were old and missing covers and guards. No ground fault circuit interrupters in the restrooms (per code). Some of the fixtures were grounded but the majority of them were not.

Plumbing Assessment:

Building has a main water shut off valve located on its east side. Most of the plumbing was done in galvanized although some of it had been redone in copper. There were leaks in the basement on the main water supply. There are two water heaters for the building, a fifty gallon water heater in the basement and a thirty gallon located in the north side of the building. Fire sprinklers had been installed and appeared to be in good condition. The fire sprinkler main was also located on the east side.

HVAC Assessment:

System for this structure was in good condition. It has a five ton gas-electric A/C unit with a furnace in the basement. System appeared to be less than ten years old.

Environmental & Safety Concerns:

Mold in the basement. There was large amount of discarded personal goods belonging to former residents, old medical supplies and old furniture stored in this basement. There is a potential of hazardous materials being stored along with the numerous discarded items. Numerous televisions were seen in the storage area.

Immediate Action Required

1. Removal of Mold in the basement.
2. Removal of trash in basement (fire hazard).

Public Works / Facilities Services
Photographs – Building C
March 26, 2008



CANARY COTTAGE Building "D"

This is a single story residential building with a partial basement. The building is currently being occupied by the care-taker of the property. The interior of the building was well maintained but the exterior of the building was in very poor condition. Several items noted below need immediate attention to avoid further damage to this building and other nearby structures.

Structural Assessment:

Roof was in very poor condition. Several layers of composition roofing material had been applied over one another. The combined weight of these improperly installed roofing materials was causing visible sagging in several areas. There was extensive dryrot in most of the exterior wood. In some areas, the eaves were so deteriorated that they were falling. There was dryrot damage to all of the exterior doors and windows. The back porch was damaged extensively by either dryrot or termites. Interior doors all opened and closed well.

Electrical Assessment:

Electrical service to building needs immediate attention by GWP. The service drop to structure is being pulled away from building by tree branches. The porcelain knob securing the guide wire has been almost completely pulled away from building. The riser/weather head is tied to the building using plumber's tape and is not secure. The fusible disconnect is old and corroded and unsafe. Much of the electrical located in the basement of the building is illegal and unsafe. The interior fixtures were old but serviceable but were improperly grounded.

Plumbing Assessment:

Building has a main water shut off valve located on its east side. Most of the plumbing was done in galvanized although some of it had been redone in copper. There were leaks in the basement where the water heater was located. There is a gas meter located on the west side of the building. The fixtures were old but serviceable. There were no fire sprinklers.

HVAC Assessment:

This building has two small window units supply cooling for this building and a wall unit for heating. All of the equipment is old and need of replacement.

Environmental & Safety Concerns:

The electrical service drop is potentially a serious fire hazard. Facilities would have cut power to this building had it not been currently occupied. The enclosed back porch area was tightly packed with possessions and we were unable to inspect thoroughly. Area needs to be cleared of all debris and re-inspected.

Immediate Action Required

1. Power needs to be disconnected from building by GWP until service can be repaired.
2. Building needs to be closed and "Red Tagged" until structural and electrical repairs are completed.

**Public Works / Facilities Services
Photographs – Building D
March 26, 2008**



LITTLE HOSPITAL BUILDING

Building "E"

This is a single story open dormitory type building. Originally named the "Little Hospital Building" the name was later changed to "The Dorms". The interior still resembles a hospital with examination rooms, storage for medical supplies, large hallways, private and semi-private patient areas and community restrooms. The building is in fair condition considering its age and length of time it has been vacant.

Structural Assessment:

Spanish tile roof that was in fair condition although it was covered with debris. Some of the tiles were loose but still in place. Water intrusion inside suggests that the roof layers under the tile require replacement. There were visible signs of deterioration on the exterior of the building; the stucco had cracks and damage at the foundation and there was noticeable dry rot on some of the eaves. There was dry rot and mold in the restrooms and in the hallway. In some of the rooms the plaster had fallen from the ceiling as a result of water intrusion. Interior doors were still in good condition but most of the exterior doors had damage of to one degree or another.

Electrical Assessment:

Structure was fed from building "J" and would require a new service. Interior fixtures were old, missing covers and lacked grounding. Restrooms lacked GFCI receptacles as per code.

Plumbing Assessment:

Water lines are galvanized and in poor condition. Water pressure was significantly lower than other structures. Restrooms had old fixtures that need replacing. Gas main was located in the courtyard and also supplied building "J". Fire sprinklers appeared to be in good condition. There was a forty gallon water heater located in building.

HVAC Assessment:

This building has two small window units supply cooling for this building and two wall units for heating. All of the equipment is old and need of replacement.

Environmental & Safety Concerns:

There were layers of paint and plaster falling from ceilings in hallways and dorms. Samples should be tested for the presence of lead and/or asbestos in order to determine how clean up is conducted.

Immediate Action Required

1. Board up damaged exterior doors to avoid further water intrusion or infestation of vermin.

Public Works / Facilities Services
Photographs – Building E
March 26, 2008



COUTLER COTTAGE Building "F"

This is a single story structure used for residential living with an enclosed sunroom. The building was constructed as a residential structure – living room, two bedrooms, one bath and a large recreation room. The structure was in fair condition and looked as if it had been recently occupied within the past few years.

Structural Assessment:

Roof was constructed with composition shingles. There were multiple layers of roofing material (four) and they would need to be removed for re-roofing. Fascia and other exposed roofing lumber showed damage from dry rot and termites. There was structural damage to foundation from Oak tree that had grown up and into roof as well. It appears there had been an addition on the structure at one point in time. Exterior had been recovered with stucco although it was originally wood siding. Sagging ceilings with acoustic material showed signs of previous water damage. Double hung windows were in fair condition.

Electrical Assessment:

Building was fed with a 60amp - 240 volt panel. Old fuse box was still being used. Receptacles were not grounded and there were no GFCI receptacles in bathroom. Fixtures were old and many of the covers were missing. The service was adequately grounded and the electrical run through the attic and in the crawl space appeared to be code compliant.

Plumbing Assessment:

Water lines are galvanized and in poor condition. Restroom had old fixtures that need replacing. Gas meter was located on the west side of the building. There was a 30 gallon water heater for the building that was in fair condition.

HVAC Assessment:

This building has wall units for heating. All of the equipment is old and need of replacement. No air conditioning for the building.

Environmental & Safety Concerns:

The weight of the roof combined with the damage caused by dry rot and/or termites pose a risk of collapse if not reinforced or repaired promptly.

Immediate Action Required

1. Remove and replace roof to protect the interior of the building.

OAKS COTTAGE
Building "G"

This is a single story open dormitory type building. The building largely consists of large hallways with private and semi-private rooms with community restrooms. The building is in good condition overall considering its age and length of time it has been vacant. There was a recreation room located on the lower level of the structure.

Structural Assessment:

Roof was Spanish tile construction and was in surprisingly good condition. The exterior stucco had cracks but it appeared to be sound. Windows and sills were in good condition and there were no visible signs of dry rot or termite damage. Interior walls and ceilings were in good condition.

Electrical Assessment:

Building was fed with a newer 200 amp, single phase, 240 volt service. There was a separate 60 amp sub panel located in the hallway. There were no GFCI receptacles in bathroom. Grounding appeared to be adequate throughout the rest of the structure. Fixtures were serviceable although covers on the closet lights were missing. Disconnects were located on the east side of the building for the two A/C units.

Plumbing Assessment:

Water lines are galvanized but water pressure seemed adequate. Restroom had old fixtures that need replacing. Gas meter was located on the east side of the building in the crawl space. Water heater for the building was located in the lower level.

HVAC Assessment:

This building has two split systems with furnaces located in the lower level and condensers outside. Both units appeared to be eight to ten years old and in good condition.

Environmental & Safety Concerns:

None noted.

Immediate Action Required

None noted.

WILLOWS COTTAGE Building "H"

This is the two story structure located in the center of the property. The building consists of a large living area downstairs with additional rooms and a single bath upstairs. The building is in good condition overall and looks like it was also one of the last buildings to be vacated. The stairs and handrails to the second level are in very good condition. Some rooms are still filled with personal possessions left behind.

Structural Assessment:

Roof was composition with Spanish tile caps. The composition roof was old and deteriorated although there were no real noticeable signs of leaking. There was a minimum amount of sagging and most of the eaves were rotting. The exterior was in good condition, there was some peeling paint and areas the stucco needed repair. Windows and doors were in good condition on the lower level but had rotted sills and frames on the second level. Interior walls and ceilings were in good condition. There is an Oak tree that has grown into the foundation and exterior walls of this structure. This tree will continue to structurally damage the building until removed.

Electrical Assessment:

Building was fed with a 70 amp, single phase 240 volt service. There was a separate 100 amp sub panel, both of which were in good condition. There was however, a fuse hanging out of an old box in the basement that posed a serious fire/shock hazard. There were no GFCI receptacles in bathroom although for the most part grounding was ok throughout the rest of the structure. Fixtures were serviceable although covers were missing.

Plumbing Assessment:

Water lines are galvanized but water pressure seemed adequate. Restroom had old fixtures that need replacing. Gas was fed from building "K". 40 gallon water heater was in good condition. There were fire sprinklers located throughout the building.

HVAC Assessment:

This building has two old heat furnaces in the basement. The insulation appears to be asbestos around the duct work. There are two window unit air conditioners located on the first floor but both are old and don't appear to be serviceable.

Environmental & Safety Concerns:

There appears to be asbestos-containing insulation on ductwork.

Immediate Action Required

1. Electrical in basement area is a fire hazard and would cause injury if personnel working in the area came into contact with it. This needs immediate correction.

**Public Works / Facilities Services
Photographs – Building H
March 26, 2008**



DINING HALL Building "I"

This is a single story structure used entirely for food preparation and dining. The building consists of a large, full-service, commercial style kitchen with an adjoining dining hall. Most appliances had been removed, but there were signs that indicated the kitchen area had been updated within the past decade.

Structural Assessment:

Roof was composition with Spanish tile caps. The composition roof was old and had several layers of materials but the top layer appeared to be in fair condition. The exterior was in good condition, there was some peeling paint and in some areas the stucco needed repair. Windows and doors were in fair condition. Interior walls and ceilings were in good condition. In the ceiling over the walk in refrigeration unit, there was a crack in the ceiling and adjoining wall that had about one inch of separation. This may have been from a seismic event or building shift due to settling. There were large patches of mold on some of the interior walls in the area where a sink and dishwasher had been removed.

Electrical Assessment:

Building was fed from another building. There was unsafe and illegal wiring in the kitchen. Junction boxes showed signs of exposure to water over long periods of time. Fixtures were old and ungrounded with most of them missing covers.

Plumbing Assessment:

Water and gas was supplied from building "K" and shut off at the present time. Some of the water lines had been replaced with copper but most were galvanized. There were no restrooms in this building. There were also no fire sprinklers in the building although there was an "Ansul" brand fire extinguisher system in place over the cooking surfaces.

HVAC Assessment:

This building has two old wall mount heaters. There was an old "swamp cooler" and a single window A/C unit although neither appeared to be operational. Insulation appears to be asbestos around the duct work. There are two window unit air conditioners located on the first floor but both are old and don't appear to be serviceable.

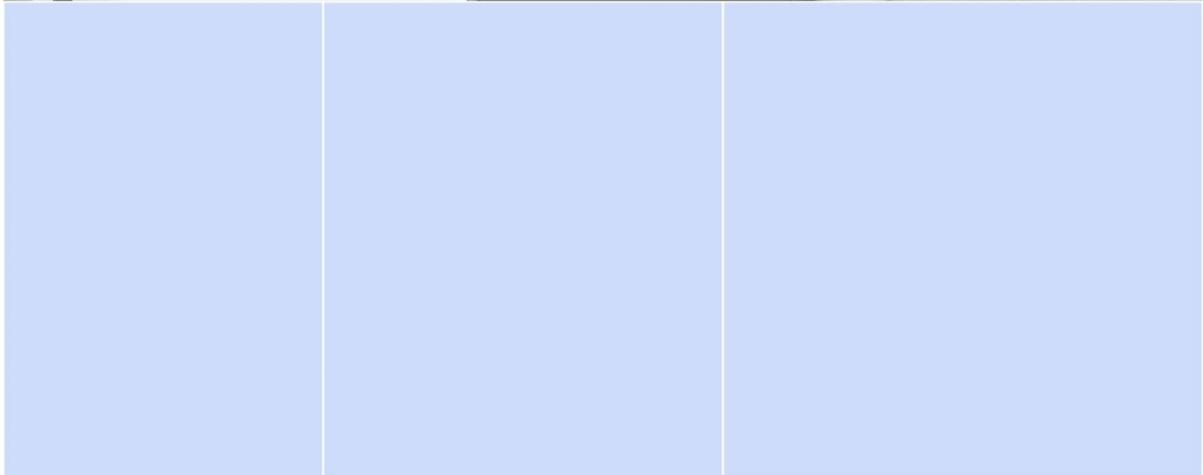
Environmental & Safety Concerns:

Mold and unsafe electrical work in kitchen.

Immediate Action Required

1. Remove Mold in kitchen area.
2. Make repairs to electrical system to make safe.

Public Works / Facilities Services
Photographs – Building I
March 26, 2008



ANNEX BUILDING Building "J"

This is a single story open dormitory type building. The building largely consists of large hallways with private and semi-private rooms with community restrooms. The building is in good condition overall considering its age and length of time it has been vacant. There was a recreation room located on the lower level of the structure.

Structural Assessment:

Roof was Spanish tile and appeared in good condition although there were many signs of leaking located inside the structure. The exterior was in good condition, however, there were some cracks in the stucco around the windows. The surrounding walkways were cracked, broken and showed signs of settling. Windows and doors were in fair condition. Interior walls and ceilings were plaster and there were many areas where water damage was present. Interior doors were original with original hardware. They were in relatively good condition although most of them would not close properly.

Electrical Assessment:

Building was fed from an old fusible 60 amp service. It had an old Federal sub-panel with fuse blocks. The service is undersized for the building. Service was not grounded well. Interior fixtures were old with many covers missing. There were no GFCI receptacles in the restrooms. Overall condition was fair even though the system was old.

Plumbing Assessment:

Water lines are galvanized and in poor condition. Water pressure was significantly lower than other structures. Restrooms had old fixtures that need replacing. Gas main was located in the courtyard and also supplied building "E". Fire sprinklers were in good condition. There was a fifty gallon water heater located in building.

HVAC Assessment:

This building has an old five ton gas/electric heating furnace. Current unit is old but the ground work is there for the installation of a new furnace and a condenser in the same location.

Environmental & Safety Concerns:

None noted.

Immediate Action Required

None noted.

LAUNDRY/GARAGE Building "K"

This building housed the laundry facilities on the North side and a garage, opening to the South. The garage looked as if it had been updated and was in relatively good condition.

Structural Assessment:

Roof was Spanish tile and appeared in good condition. The exterior showed signs of dry rot on the eaves as well as some termite damage. The door and frame to the laundry room was rotted on the bottom and there were also signs of water damage to the interior walls. Interior walls of the garage had been covered with drywall and were in good condition. The laundry room was bare with a cement slab, floor drain and a raised pad for commercial laundry equipment.

Electrical Assessment:

Building was fed from 200 amp single phase 240 volt service. There were two sub-panels in the laundry room – a 200 amp and the other a 100 amp. There were no GFCI receptacles in either the laundry or the garage. Grounding was poor for this type of structure.

Plumbing Assessment:

Water lines are galvanized and in poor condition, some of it had been replaced with copper. Water pressure was significantly lower than other structures. There was a one hundred gallon commercial water heater located in building that was leaking. The water was draining into a floor drain and was not damaging to the structure. There was no gas or water meter for the building although there was a shut off valve for both on the West side of the building.

HVAC Assessment:

None

Environmental & Safety Concerns:

The Fire Alarm panel was located in the garage. The Fire Alarm system was activated during the course of the inspection and the audible devices could be heard throughout the property. This is a local system only and is not monitored.

Immediate Action Required

None noted.

ADMINISTRATION BUILDING Building "L"

This building is a single story structure that was used as an admissions/administration building. Building was in very good condition inside and out and looked current. *(Note: On the main desk over 100 keys, most of them individually tagged, were located and used during the inspection process. The keys were returned to the same location by Facilities Superintendent John Hickman. The on-site representative was notified when the keys were taken and when they were returned).*

Structural Assessment:

Roof was Spanish tile and appeared in good condition. Structurally, the entire building appeared to be in extremely good condition. There were no notable deficiencies found in the inspection reports.

Electrical Assessment:

Building was fed from 100 amp sub-panel. There were no GFCI receptacles near the sinks but otherwise grounding was acceptable. Fixtures were in good condition.

Plumbing Assessment:

Water lines are galvanized but in good condition. Fixtures were all relatively new and in serviceable condition. The water was heated by a twenty gallon electric water heater.

HVAC Assessment:

The structure was cooled/heated by a 4 ton package unit installed at the NW side of the building. Equipment was in good condition and operational.

Environmental & Safety Concerns:

None noted.

Immediate Action Required

None noted.

ROSE COTTAGE Building "M"

This is a single story residential building with a partial basement. The structure had some recent repairs although more necessary repairs should be completed prior to utilizing structure. There was still quite a bit of personal belongings that need to be removed from the building.

Structural Assessment:

Roof was composition and appeared in good condition. Much of the roof decking had been replaced and was in near new condition although much of the fascia roof rafters were rotten. There was minimal water damage in the bathroom on the wall and floor but otherwise interior was in good condition. Floor was solid and interior doors were still in good condition. Building was old and showed signs of wear but structurally, the entire building appeared to be in good condition.

Electrical Assessment:

Building was fed from a 50 amp service. The weather head was broken and there was still some knob and tube wiring. The exposed electrical "knob and tube" wiring is uninsulated in places and poses a serious fire hazard. There was a separate fuse box in a closet and the fixtures were all old, many of them missing covers. A disconnect for the A/C unit was located on the North East side of the building and it was in good condition. There were no GFCI receptacles in the restroom.

Plumbing Assessment:

We were unable to locate a water meter and/or shut off valve to the building. Water lines are galvanized and in poor condition. Fixtures were all old and need to be replaced. The water heater was a 30 gallon heater and was relatively new. The gas meter was located under the house and was currently turned off. Gas lines looked to be in serviceable condition.

HVAC Assessment:

The structure has a two ton package unit installed at the NE side of the building. The furnace is located in the basement and does not appear to be in serviceable condition. Ductwork would also need to be replaced.

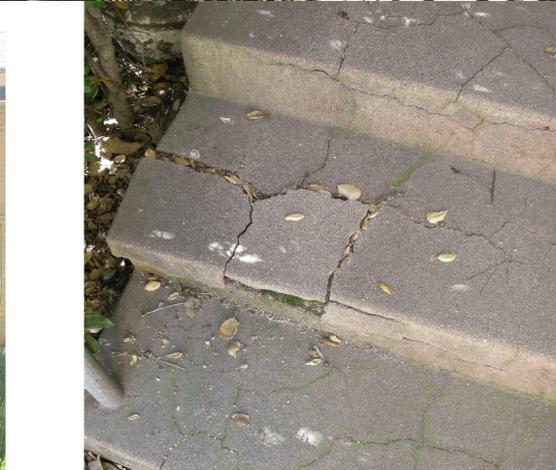
Environmental & Safety Concerns:

Electrical poses a serious hazard to this structure and structure "P".

Immediate Action Required

1. Electrical wiring in the attic places this structure in imminent fire danger. The power was disconnected to this building by City staff and the on-site property representative was notified.

Public Works / Facilities Services
Photographs – Building M
March 26, 2008



FOOD STORAGE BUILDING

Building "N"

This is a small one room, single story building used solely for food storage.

Structural Assessment:

Roof was composition and appeared in good condition. The roof rafters showed signs of weathering but nothing significant. Exterior window sills were slightly damaged and the shutters were completely rotted. The interior of the building was in excellent condition.

Electrical Assessment:

Building was fed from building "C" with low overhead exposed wires running between the buildings. There was very little electrical in the structure.

Plumbing Assessment:

There was no plumbing to this building.

HVAC Assessment:

There was no HVAC to this building.

Environmental & Safety Concerns:

Electrical outside building was hanging low and posed a serious shock hazard. There was an large upright freezer that was operating. There were no items inside but there was mold from leftover organic matter.

Immediate Action Required

1. Power needs to be disconnected from building or made safe.
2. Freezer needs to be cleaned.

PATIO COVER Building "O"

This is an open-sided cover patio style cover on a slab, This area was probably used for barbequing or gatherings of that nature.

Structural Assessment:

Covering was constructed with steel and had fiberglass panels on top. The panels were old and brittle and would need to be replaced. Steel frame is still in good condition.

Electrical Assessment:

There was no electrical to this structure.

Plumbing Assessment:

There was no plumbing to this structure.

HVAC Assessment:

There was no HVAC to this building.

Environmental & Safety Concerns:

None noted.

Immediate Action Required

None noted.

ACORN COTTAGE Building "P"

This is single story building containing a bedroom and bathroom. It is located just north of building "M" and appeared to be recently occupied.

Structural Assessment:

Roofing material was composition shingles that were old and need to be replaced. The exterior of the building was wood siding but was in reasonably good condition. Paint was peeling and chipping but wood was solid underneath. The interior showed no signs of water intrusion. Ceiling and walls were in good repair. Windows and doors were intact although one window had been boarded up from the inside.

Electrical Assessment:

Building was fed from building "M" with low overhead exposed wires running between the buildings. There was very little electrical in the structure; a few receptacles in the room with one light fixture. Fixtures were old but serviceable although none of them were grounded.

Plumbing Assessment:

Plumbing was also fed from building "M" with galvanized pipe that was old but showing no sign of leaks. Bathroom fixtures were old and need replacing.

HVAC Assessment:

There was no air conditioning in this structure. Heat was supplied by a small wall heater that was old. We were unable to determine if it was functional.

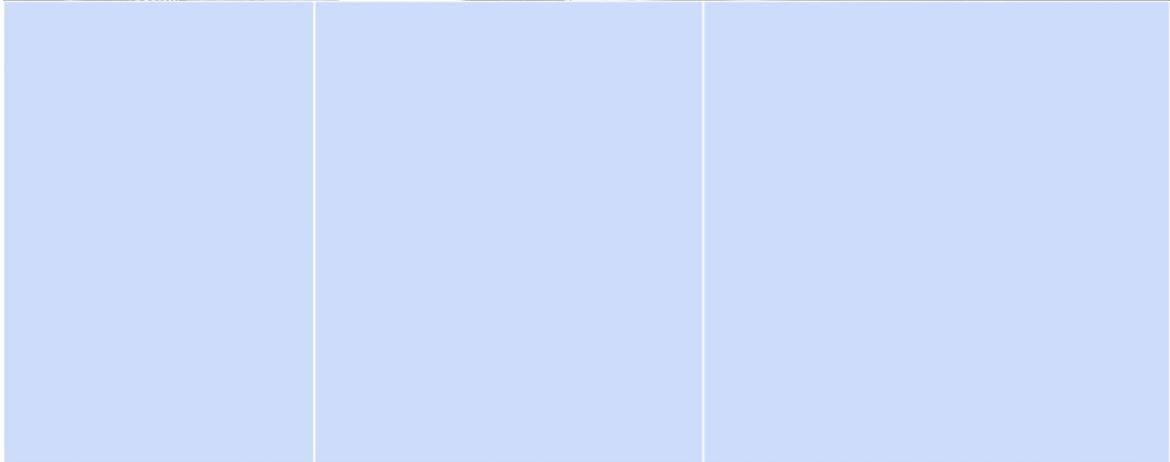
Environmental & Safety Concerns:

Electrical service needs to be supplied in a safer manner. Low hanging uninsulated overhead wires are a hazard.

Immediate Action Required

1. Electrical power supplied from building "M" needs to be disconnected or replaced with safer overhead wiring.

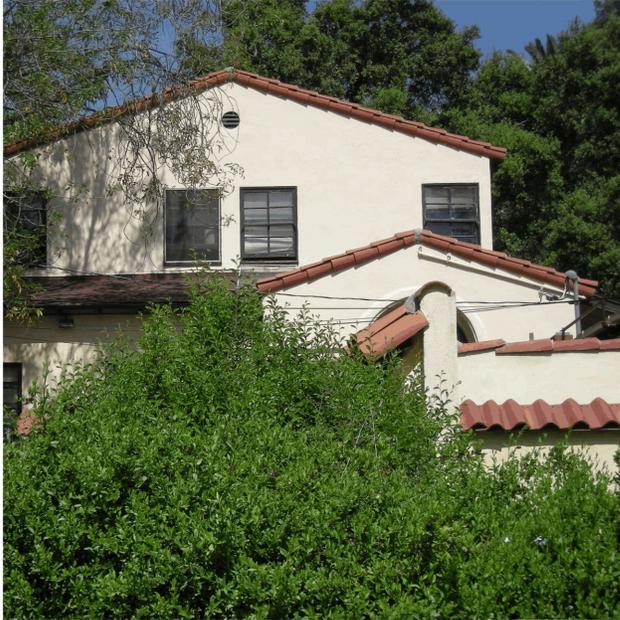
**Public Works / Facilities Services
Photographs – Building P
March 26, 2008**

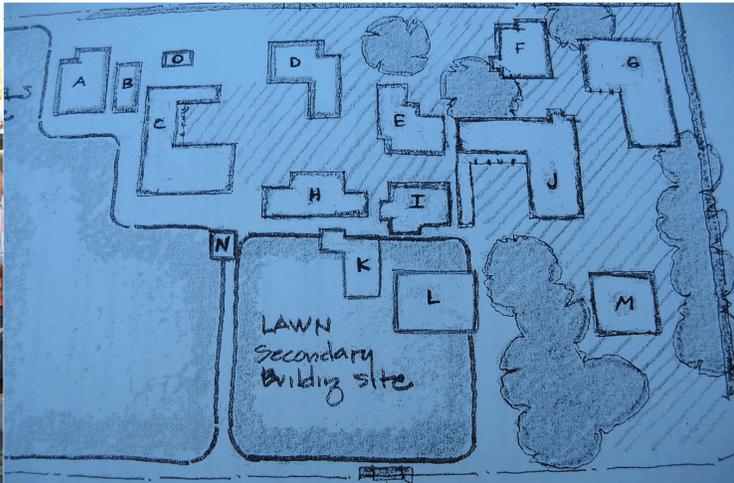


Patio Trellis
Building "Q"

This is an "open" style patio cover located North of Bldg P. It was added after the assessment had been completed and was not inspected. Future reports will include this outdoor structure.

Public Works / Facilities Services
Photographs – Misc.
March 26, 2008





Public Works / Facilities Services
Rockhaven Facility Assessment
March 26, 2008

EXTERIOR DOOR & WINDOW ADDENDUM

Bldg	Building Name	Exterior Doors	Exterior Windows
A	Nurse's Home	3	23
B	Shop & Garden Bldg	4	3
C	Pines Cottage	12	31
D	Canary Cottage	7	26
E	Little Hospital Bldg	4	16
F	Coulter Cottage	4	26
G	Oaks Cottage	4	32
H	Willows Cottage	6	33
I	Dining Hall	3	19
J	Annex Bldg	9	21
K	Laundry & Garage	3	8
L	Administration Bldg	4	7
M	Rose Cottage	3	24
N	Food Storage Bldg	1	2
O	Patio Cover	0	0
P	Acorn Cottage	1	5
	Totals:	68	276