

ARCHITECT'S REPORT

on the

Nardmoor Facility

By:

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A. INTRODUCTION

Nardmoor is a 22,099 SF housing facility located at 601 65th Avenue in Myrtle Beach, SC. Tax records indicate original construction was completed sometime around 1996 with a major addition being constructed around 1998/99. The current facility configuration contains approximately 31 residential rooms (most with double beds) and about 9 offices, a lobby, a dining room, full commercial kitchen, an activities room and various support rooms.

The original building was constructed as a wood frame building on a concrete slab. The addition was built as a wood frame structure over a crawl space.

This report's scope is to identify areas of concern both in building codes and in areas in need of repair or renovation. The scope is not exhaustive as no destructive investigation or testing was including in the inspections.



Figure 1. Google Earth image



B. EXTERIOR ASSESSMENT

The assessment is based on features that are readily visible. The overall condition of the property is average for a building of this age that was previously had minimal maintenance. The overall exterior is in relatively good condition with some weathering requiring some caulk and paint.

Gutters:

The gutters need to be cleaned and repaired. The subject property is near to quite a few large trees and it is recommended that either a leaf guard type system be installed on the gutters or a quarterly gutter cleaning program be a part of the overall maintenance plan. The gutters on the left appear to be the most likely source of the water damage to a few of the rooms on that side of that wing.

Roof:

The roof exhibits signs of aging with a few small potential leaks. There are some major leaks around the lobby roof. More than likely this has to do with the flashing around the dormers and potentially compromised windows in the dormers. It is highly recommended that this part of the roof be replaced, decking repaired where needed and new flashing installed. If the budget allows a total reroof using standing seam to eliminate potential leaks via screws would be advisable.

Porch:

The front porch is in good shape. The wood needs to be sealed every two years it is currently past due. The guard rails are a bit short for code and should either be replaced to meet code or have an addition to the top to meet code. The current code requires a 42" high guard rail. The current rail height averages about 36".

Stairs:

All of the exterior stairs meet code however none of them meet the handrail, guard rail codes. Edge of steps should have non slip surface and painted safety yellow. Details will be provided in phase 2 to correct these deficiencies.

Ramps:

The ramps meet the slope codes but like the stairs appear to not meet the guard rail and hand rail codes.

Sidewalks:

The sidewalks overall appear to be in good condition. Where there is a crack or uneven area between breaks greater than ¼" the concrete should be ground down to assure there is no change in elevation greater than ¼" to avoid tripping hazards.

Crawlspace:

The crawlspace is damp and needs to be cleaned and a minimum of 1 layer of 6 mil poly throughout. Insulation needs to be replaced where missing or damaged with a layer of poly tacked to the joists underneath. This should be completed after all of the repairs to subfloor and joists are completed room by room.

Windows:

Several windows will be identified in the room-by-room assessment as broken or failed seals needing replacement. If budget allows replacing all windows would be advantageous given the age and the likelihood they will continue to fail at their seals.

Lighting:

Most of the exterior lighting appears to be in good shape. New codes require more lighting at staircases. This will be addressed in the modification recommendations for the stairs in phase 2.

C. INTERIOR ASSESSMENT

The overall interior appearance was well maintained overall however some issues with water have persisted for years requiring some destructive repairs as soon as possible. The interior assessment will be presented room by room below.

Lobby:

Floors – there is approximately 25 SF of rotten subfloor by the front windows. There is a soft spot in the subfloor as you exit the lobby down hallway 7 that should be investigated for possible repair.

Walls – some water damage around the front where the water has been leaking from above.

Ceiling – some water damage around the front where the water has been leaking from above.

Windows – most need fresh caulk, 1 of the windows appears to have lost the gas seal.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. Tear out damaged ceiling and wall areas to inspect for damage to structure. Repair and replace as needed. After repairs the lobby will need new flooring and paint throughout.

Main Office / Reception:

Floors – there is approximately 5 SF of rotten subfloor by the front windows. There is a small soft spot in the subfloor in the middle of the room.

Walls – some water damage around the front where the water has been leaking from above.

Ceiling – some water damage around the front where the water has been leaking from above.

Windows – most need fresh caulk, 1 of the windows appears to have lost the gas seal.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. Tear out damaged ceiling and wall areas to inspect for damage to structure. Repair and replace as needed. After repairs the room will need new flooring and paint throughout.

Bedroom 0:

Floors – There is about 30 sf of floor rot in the subfloor in the middle of the room.

Walls – OK

Ceiling – OK

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout.

Bedroom 1:

Floors –There is about 25 sf of floor rot in the subfloor in the middle of the room.

Walls – OK

Ceiling – OK

Windows – fresh caulk, check seals, replace as may be needed. 1 window appears to have lost the seal.

Bedroom 2:

Floors –There is about 50 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and paint as needed

Ceiling – OK patch and paint as needed

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 3:

Floors –There is about 50 sf of floor rot in the subfloor in the middle of the room.

Walls – visible cracks from settling – patch and repair after floor releveling.

Ceiling – visible cracks from settling – patch and repair after floor releveling.

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks. Trim will need to be reset.

Bedroom 4:

Floors –There is about 25 sf of floor rot in the subfloor in the middle of the room.

Walls – visible cracks from settling – patch and repair after floor releveling.

Ceiling – visible cracks from settling – patch and repair after floor releveling.

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 5:

Floors –There is about 35 sf of floor rot in the subfloor in the middle of the room.

Walls – visible cracks from settling – patch and repair after floor releveling.

Ceiling – visible cracks from settling – patch and repair after floor releveling.

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 6:

Floors –There is about 60 sf of floor rot in the subfloor in the middle of the room.

Walls – visible cracks from settling – Wall has dropped a few inches, most likely structural issues below the subfloor - patch and repair after floor releveling.

Ceiling – visible cracks from settling – patch and repair after floor releveling.

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 7:

Floors –There is about 40 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 8:

Floors –There is about 25 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

PTAC unit needs resealing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 9:

Floors –There is about 30 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

PTAC unit needs resealing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 10:

Floors –There is about 25 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed



Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Bathroom door needs replacing

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 11:

Floors –There is about 10 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 12:

Floors –There is about 15 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 13:

Floors –There is about 40 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 14:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring. After repairs the room will need new flooring and paint throughout.

Bedroom 15:

Floors –There is about 10 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 16:

Floors –There is about 20 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 17:

Floors –There is about 20 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 18:

Floors –There is about 10 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 19:

Floors –There is about 20 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.



Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 20:

Floors –There is about 10 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replacing.

Recommendation – tear out the flooring, tear out the damaged portion of the subfloor, check the structural elements to determine if any repairs are needed. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 21:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – needs rework for new shower

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 22:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. Bathroom window needs to be replaced

Bathroom – needs rework for new shower

Recommendation –. After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 23:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. One window needs replaced.

Bathroom – needs rework for new shower

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 24:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed. Two windows needs replaced.
Bathroom – missing shower head.

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 25:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.
Bathroom – uneven floors – check below – relevel

No Closet

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 26:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.
Bathroom – needs rework for new shower

PTAC unit needs replacing

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 27:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.
Walls – OK – patch and repair where needed
Ceiling – OK – patch and repair where needed
Windows – fresh caulk, check seals, replace as may be needed.
Bathroom – needs rework for new shower, toilet will be replaced at that time

PTAC unit needs replacing

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.



Bedroom 28:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – damaged in bedroom and bathroom – tear out, repair, refinish

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – needs rework for new shower, toilet will be replaced at that time

PTAC unit needs replacing

Recommendation –After repairs the room will need new flooring and paint throughout. Check structural elements near large cracks.

Bedroom 29: There is no Bedroom 29

Bedroom 30:

Floors –There is about 0 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – needs a vertical grab bar.

PTAC unit needs replacing

Bedroom Staff:

Floors –There is about 15 sf of floor rot in the subfloor in the middle of the room.

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – Replace windows.

Bathroom – Check for leaks, patch and repair as needed.

PTAC unit needs replacing

Office 1:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – good, check for potential leaks

PTAC caulk and seal

Office 2:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – good, check for potential leaks. Small hole near transom, fill and seal.

PTAC caulk and seal

Office 3:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – good, check for potential leaks

PTAC caulk and seal

Office 4:

Floors –good

Walls – rot visible over window, check roof & attic above, tear out replace and patch

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – good, check for potential leaks

PTAC caulk and seal

Recommendation –After repairs the room will need new paint throughout. Check structural elements near large cracks.

Office 5:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed. Window needs replacing

Bathroom – good, check for potential leaks

PTAC caulk and seal

Office 6:

Floors –good

Walls – visible damage to wall, check roof & attic above, tear out replace and patch

Ceiling – OK – patch and repair where needed

Windows – fresh caulk, check seals, replace as may be needed.

Bathroom – good, check for potential leaks

PTAC caulk and seal

Recommendation –After repairs the room will need new paint throughout. Check structural elements near large cracks.

Hallway 1:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Misc. – Missing Smoke Detectors, Missing Exit Lights, Door needs emergency exit device – alarm ok

Hallway 2:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Misc. – Missing door trim, Missing sign on both sides of door, Emergency flood light currently ON – check circuit, battery, etc.

Hallway 3:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Misc. – Missing hand rail on one side of the ramp, Door must be operable at all times, alarm is ok.

Hallway 4:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Misc. – Missing Smoke Detectors, Missing Exit Lights, Add Panic Bar to exit door – alarm is ok.

Hallway 5:

Floors –good

Walls – OK – patch and repair where needed

Ceiling – OK – patch and repair where needed

Misc. – Add Hand Rails to Steps, Door to be unlocked or add Panic Bar – alarm is ok.

Hallway 6:

Floors –good

Walls – damaged baseboards – water damage – replace, repair and refinish

Ceiling – water damage present – tear out, repair and refinish

Misc. – Cracked floor tiles, Fire Doors are missing – must be replaced, check Windows for leaks, replace, reflash as needed.

Hallway 7:

Floors –Small soft spot about 10SF, tear out, repair, replace.

Walls – OK – patch and repair as needed

Ceiling – OK – patch and repair as needed

Misc. – good

Hallway 8:

Floors –good
Walls – OK patch and repair as needed
Ceiling – OK patch and repair as needed
Misc. – good

Hallway 9:

Floors –About 100 SF of soft spots in floor, tear out, repair and replace – check structure
Walls – wall by Bedroom 19 is sinking – during tear out, check structure – repair as needed
Ceiling – OK – patch and repair as needed

Rest Room 1:

Floors – OK – patch and repair as needed
Walls – OK – patch and repair as needed
Ceiling – OK – patch and repair as needed

Rest Room 2:

Floors – Clean out or floor drain is sealed, If it is intended to be permanently sealed, then fill with expanding foam for 12 inches and seal.
Walls – OK – patch and repair as needed
Ceiling – OK – patch and repair as needed

Recommend: Keep the floor drain in this wet room and clean out the lines. Maintain regularly.

Rest Room 3:

Floors – OK – patch and repair as needed
Walls – OK – patch and repair as needed – minor water damage to baseboards
Ceiling – OK – patch and repair as needed

Recommend: Needs vertical grab bar and appropriately sized horizontal grab bars.

Break Room:

Floors –good
Walls – OK – minor water damage - patch and repair as needed
Ceiling – OK – minor water damage - patch and repair as needed
Misc. – Missing Smoke Detector, Missing Fire Extinguisher

Community Room:

Floors –good
Walls – OK – patch and repair as needed
Ceiling – OK – patch and repair as needed
Misc. – Windows need replacing – many have failed seals

Dining Room:

Floors – OK – patch and repair as needed, Thresholds to kitchen are damaged and a tripping hazard
Walls – OK – patch and repair as needed

Ceiling – OK – faux beams show damage, patch repair as needed
Misc. – 2 windows have lost seals, 1 window is broken.

Kitchen:

Floors – OK – patch and repair as needed, Thresholds to kitchen are damaged and a tripping hazard

Walls – OK – patch and repair as needed

Ceiling – OK – faux beams show damage, patch repair as needed

Misc. – Rear door has broken window – security hazard

D. GENERAL SAFETY & RECOMMENDATIONS

Items not mentioned as safety or code concerns in the previous sections are listed below. This is not to be considered a complete list but what was readily visible during our inspections.

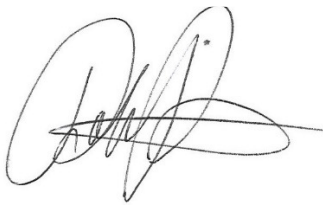
1. Each bedroom door should have a diagram on the back of door showing the room location and the nearest exits.
2. A small hallway closet had several gallons of paint stored in it. These items should be moved to a storage area away from sleeping units.
3. No inspection for proper blocking for grab bars, sinks, etc. was performed. During the renovation, these items should be checked to assure they can withstand the intended loads.
4. Half of the facility is wood construction over a crawl space. No wet mopping of the floors in this area is advised as water can be trapped between the finish floor and the subfloor. Use dry cleaning methods or highly evaporative cleaning products that are safe for residential spaces.
5. A flexible roll-on liquid membrane (red guard, etc.) should be applied to the wood subfloor throughout. If a rubberized snap lock floor product is to be the finish floor an additional foam matt recommended by the manufacturer of the flooring should also be installed over the liquid membrane.
6. Switch out all lights for LED lights to save on energy costs and avoid toxins in fluorescents.
7. Retain a Structural Engineer to inspect the structural elements as they are exposed during demolition to provide any details for repairs that may be beyond the scope of just putting it back the way it was.
8. Establish a maintenance plan that includes daily, weekly, monthly, quarterly and annual staff inspections and maintenance actions to best preserve the facility.
9. Budget for exterior caulk and paint on a triannual basis to assure best performance.
10. Budget to treat wood decks and railings with sealers on a triannual basis to assure best performance and life of the materials.
11. Budget for a biannual inspection by a qualified third party to identify maintenance and safety concerns that may have been overlooked.
12. Budget to reseal and restripe the parking lot every 5 years for best performance and life. Avoid using wheel stops as they are a known tripping hazard and install bollards in any parking space that may need to prevent cars from encroaching in an assessable path of egress or landscaping.

~~Providing a pedestrian walkway surface that is uneven with a broken transition strip creates a walkway hazard. Similar requirements are contained in the Americans with Disabilities Act (ADA) guidelines and American National Standards Institute (ANSI) standards. The access mat should have complied with this standard by replacing the broken transition according to manufacturer's specifications. This would have prevented a loose tripping hazard at the transition between two mats.~~

E. LONG TERM NEEDS

Nardmoor has some serious repairs that need to be completed as soon as possible for safety reasons. Outside of those issues the facility is in relatively good shape overall. The following items should be done as soon as funds are available.

1. New Roof
2. New Windows
3. New Energy Efficient PTAC units



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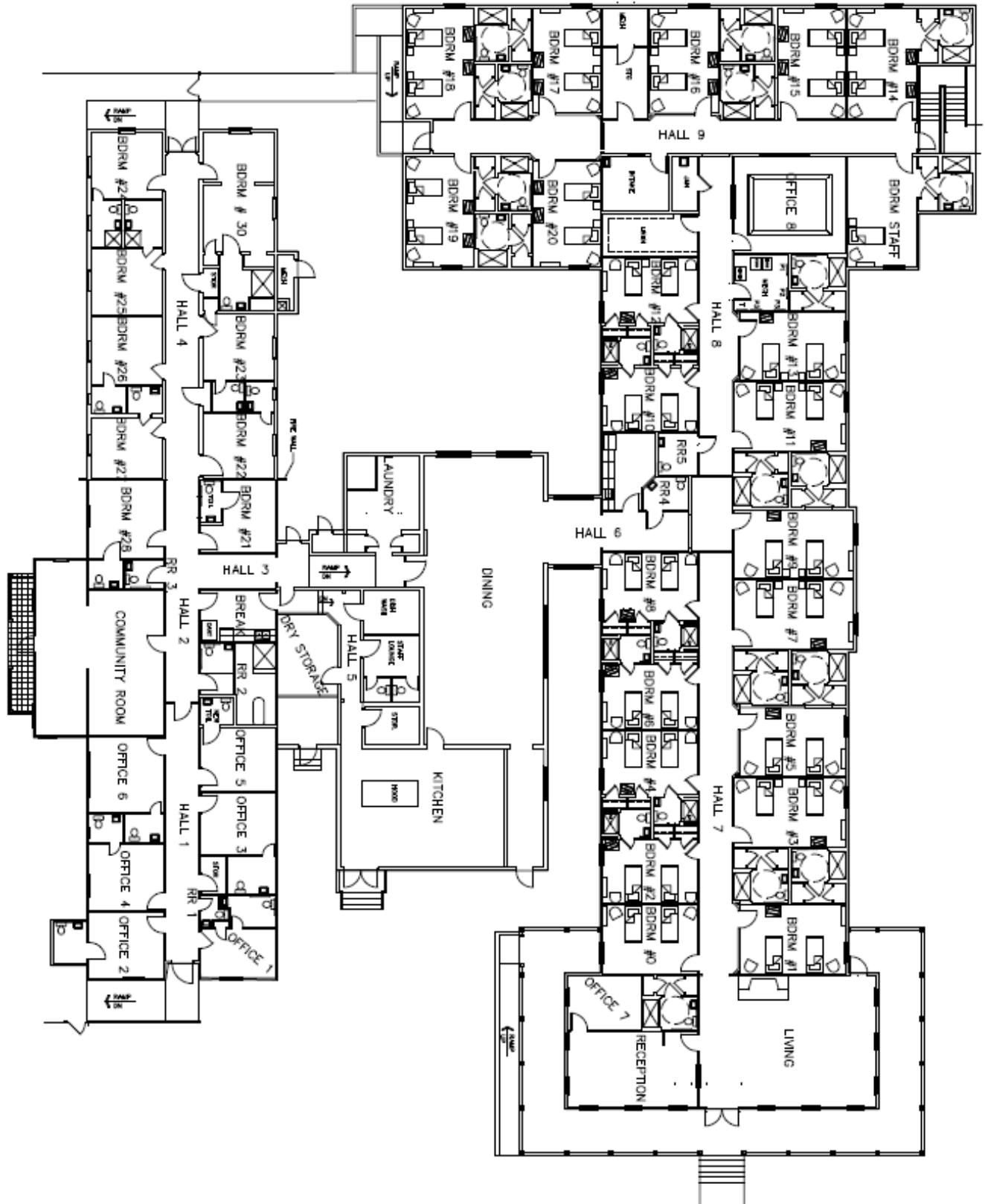


Figure 2 – As Built

