Charlene Reed, Chairman
Governor's Mansion Commission
6914 Lucea Court
Little Rock, Arkansas 72210

November 1, 2016

Governor Asa Hutchinson
500 Woodlane Street, Suite 250
Little Rock, Arkansas 72201

Arkansas Legislative Council
Senator Bill Sample, Co-Chair
Representative David Branscum, Co-Chair
500 Woodlane Street, Room 315
Little Rock, Arkansas 72201

Dear Governor Hutchinson, Senator Sample and Representative Branscum:

The Governor's Mansion Commission submits the enclosed 2016 Annual Report ("Report") pursuant to Ark. Code Ann. § 22-3-805(a)(2). The Report consists of a narrative regarding improvements that have been made to the Governor's Mansion since the Commission's last reporting, and is accompanied by the following attachments:

A. 2015 Inspection Report performed by Home Buyers Protection;
B. Arkansas Natural and Cultural Resources Council Grant Application;
C. Award Budget;
D. Grant Progress Report; and
E. Governor's Letter of Approval with list of approved items.

Please do not hesitate to contact me if you have any questions.

Respectfully submitted,

Charlene Reed

Charlene Reed, Chairman
Governor's Mansion Commission

Arkansas Governor's Mansion Commission

TO: Governor Asa Hutchinson
Senator Bill Sample, Co-Chair, Legislative Council
Representative David L. Branscum, Co-Chair, Legislative Council

FROM: Charlene Reed, Chairman, Governor's Mansion Commission
Don Bingham, Administrator, Governor's Mansion

SUBJ: Annual Mansion Report

DATE: November 1, 2016

The Governor's Mansion Commission submits this 2016 Annual Report in accordance with Ark. Code Ann. § 22-3-805. This Report consists of a narrative regarding improvements that have been made to the Governor's Mansion since the Commission's last reporting. The Report is accompanied by the 2015 Inspection Report performed by Home Buyers Protection (Attachment A) and the Arkansas Natural and Cultural Resources Council Grant Application (Attachment B), Award Budget (Attachment C), Grant Progress Report (Attachment D), and the Governor's Letter of Approval with the list of items approved (Attachment E).

Historic Mansion

After living in the Mansion for almost two years, the Hutchinson family has learned the good and challenging sides of the 30,000 square foot, 65-year-old Governor's Mansion. Approximately 14,000 visitors were hosted in the Mansion in the past year. In addition to the active use of the Mansion, the age of the structure contributes to the continual need for repairs. Heating and cooling is a continual battle and a major effort on that front was undertaken during this year. In December of 2015, Powers Mechanical Service Company installed a five ton Florida Heat Pump in the basement to handle the heat and cooling needs in the private kitchen area and to help in the basement storage area.

The Mansion Association continued its efforts to preserve history and make enhancements to the public rooms in the Mansion. In preparation for the return of the wallpaper in the formal dining room, the dining room, foyer, and formal living room were painted by Wood Painting Contractors in late November of 2015. During the painting, the chair rail running around the grand staircase was removed and repositioned at the original level. The other chair railing in the dining room was removed and prepared for storage for possible future use. The railing was not original to the dining room.

After the painting was complete, the Mansion Association provided funds and the formal dining room was transformed with the addition of birds of Arkansas wallpaper from Paul Montgomery

Studios. On advice of Georg Andersen, Mansion Commissioner at that time, a layer of muslin was added under the wallpaper to ensure that the paper could be removed, if so desired in the future; this process would preserve it for use elsewhere in the Mansion. Coral dupioni drapes were installed. Cornices were installed above the curtains. The Mansion Association also purchased white and ecru linen place mats and napkins to replenish the worn items used regularly in the Formal Dining Room.

The formal living room also received new drapes as was the precedent of former administrations, and several new pieces of furniture. A Theodore Alexander cocktail table, two Henredon wingback chairs, Theodore Alexander Kati chairs and two Minton-Spidell Louis XVI sofas were added to this room's furniture collection. The existing chandelier was replaced, utilizing funds specifically donated, with a Georgian style chandelier from Thomas Grant Chandeliers of Dallas. The former living room chandelier, which was not original to the Mansion, was relocated to the Master bedroom on the second floor. Replacement marble for a table was purchased.

The library was repainted as well and outfitted with a 19th century Empire chandelier, purchased with specifically donated funds, from Thomas Grant Chandeliers of Dallas Texas.

In the First Lady's office, two existing wingback chairs were recovered with beautiful fabric.

Drapery for the landing area of the grand staircase was made using excess fabric purchased for the Formal Dining Room. Fabric for sheers to be installed underneath the drapery was purchased as well.

On the second floor in the private family area all bedrooms and bathrooms received fresh paint. The labor was performed by the Mansion staff, additional crew from the Hill, and ABA personnel.

Several repairs were made to the Mansion throughout the year. In March 2016, spring storms produced leaks in several different areas on different dates. Harness Roofing made the repairs. An additional area where water has been leaking was identified around the porch off the library. Roberts McNutt was retained to excavate at the exterior wall to expose the area of concern and seal. They also applied slip resistant coating to the walking surface of the patio and applied 2 coats of acrylic coating to the exterior masonry walls of the public bathroom foyer under the patio. A dishwasher in the service area of the Mansion kitchen became unusable and repair was not advised due to its age. The Association purchased a replacement for the area.

On May 11, 2016 the Mansion received a 1.1 million dollar grant from the Arkansas Natural and Cultural Resources Commission to address issues first identified in an inspection report performed by Tom Allen in 2015. Please see the attached grant report compiled by the State of Arkansas Division of Building Authority who was the official recipient of the grant funds and is coordinating all projects funded by grant funds.

There were no additions to the outside structure this year.

Grand Hall / Atrium

In November 2015, a reach-in freezer in the basement storage area of the Mansion failed. This equipment is utilized for both the Mansion and the Grand Hall. A new freezer was purchased from Don's Supply Inc. In March of 2016, a seal on a pump connected to a boiler in the Grand Hall ceiling failed over a weekend and caused major damage to the Grand Hall wood flooring. The Risk Management Division of the Arkansas Insurance Department was contacted and suggested we contact Metro Disaster Specialists to come to remove the water and mitigate any further damage. They responded quickly and began the process of getting the area to a state where repairs could be performed. Arkansas Wood Floors, the company that did repair and restoration on the Grand Hall floors in the summer of 2015, was contacted to replace the damaged wood and restore the floor to its original look.

Decorative additions to the Grand Hall include an antique rug for the Grand Hall entry, an antique rug for the Grand Hall upper atrium, a Santa oil painting by Patricia Wilkes for the permanent art collection, several gilded textured tiered stands, four sets of 30 table linens, and benches for the lower atrium area.

Technological improvements to the Grand Hall this year included adding LED spotlights in the ceiling of the Grand Hall. Eight spotlights were purchased and eight tracks were installed to allow varied positioning of the spotlights in the Grand Hall. The spotlights were integrated into the existing lighting control board allowing Mansion staff to add and change lighting color to the Grand Hall at the push of a button.

Mansion Guest House / Governor's Office / Appurtenant Buildings

In December 2015, Steve Hester and Sons performed a thorough duct cleaning and inspection for mold. This maintenance was a result of findings in the inspection report from Tom Allen and concerns of the First Lady. Also during December, The Bug Man made extensive repairs underneath the Governor's office. A rodent infestation that had gone on for years made it necessary to remove all insulation, clean, and reinstall insulation in the crawlspace under that ares. To prevent animal encroachment, Absolute Sheet Metal fabricated a metal crawl space door.

Mansion Landscaping and Gardens

The eight and one-half acre grounds of the Arkansas Governor's Mansion continue to add visual beauty to the Mansion, as do the fountains, sculptures and extensive outdoor lighting. A new small Hebert Bronze Statue, "Girl Playing Picolo", was added to the garden area. In May the Mansion Staff restored the original Robinson Iron Janney Crane fountain, originally installed in the front of the Governor's Mansion in 1987 and then replaced during the Beebe administration, for use during the First Lady's Tea. After the tea the fountain was installed in the fountain area in the Parterre Garden at the back of the Grand Hall.

Miscellaneous

Christmas is a glorious time at the Governor's Mansion and offers opportunities for Arkansans to visit and enjoy its beauty. The Mansion Association undertakes the task of providing decorations that are used throughout the Mansion and Grand Hall. Many of the decorations, previously enjoyed, were destroyed by excessive heat in storage areas. In preparation for the 2016 Holiday Season, the First Lady, Don Bingham, Jan Zimmerman, and others visited the Dallas Market to secure items for the upcoming year's decorations. They also were able to purchase several items from local merchants in January and February at deep discounts for use during the 2016 season. Decorations will now be stored in a climate regulated area.

Additional Waterford Crystal pieces from the collection of Jayne Jackson were given to the Arkansas Governor's Mansion by the Little Rock Zoo. The pieces were transferred to the Little Rock Zoo upon Mrs. Jackson's death due to stipulations in her will. The Little Rock Zoo Board of Directors voted to donate the pieces to the Mansion so that the total collection could be used and displayed at the Governor's Mansion.

Security System

The Arkansas State Police upgraded the existing Security System at the Arkansas Governor's Mansion in 2016 with funding set forth in State Police's appropriation. Tyco SimplexGrinnel of North Little Rock performed the necessary upgrades, which consisted of the following items:

- Installation of a new dedicated backbone for the CCTV and Access Control systems
- Added a standalone dedicated network to support the camera and access systems
- Install new equipment and wiring (as required). Provide testing and certification of existing wiring used
- Upgrade of existing Cameras and addition of new cameras
- Existing Cameras upgraded to 1080 HD
- Added IR Cameras and approximately 5 additional cameras to expand coverage
- Replaced existing Access system
- Corrected wiring and operational issues with old system
- Allows for interface with CCTV system

This system upgrade will improve the overall security monitoring of the Mansion and allow for future modifications and expansions.

Gifts Accepted by the Commission

On September 14, 2016, the Commission voted to approve a list of items gifted to the Governor's Mansion. The Governor's approval letter and list of items are attached to this report. (Attachment E)

Unless otherwise specified, the improvements referenced in this report were funded by legislative appropriation, gifts and donations from the Mansion Association, or by the Arkansas Natural and Cultural Resources Commission grant funds.

As with any large complex that hosts large numbers of guests, the buildings and grounds of the Arkansas Governor's Mansion will have continuing needs. The steps taken during 2016 to address some of the most urgent needs have improved the infrastructure of the facility. We look forward to continued improvements in 2017 as we make the Arkansas Governor's Mansion complex an object of pride for the people of Arkansas.

HOME BUYERS PROTECTION
Residential & Commercial Inspections
Administrative Services
Since 1973

Tom Allen
HI# 1026

Bart Tucker
HI# 1666

Barrett Moon
HI# 1715

P.O. Box 250115
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O: 501-227-6527
C: 501-412-6022
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tomallenhbp@gmail.com

28 Oct. 2015

The Governors Mansion Commission

Thank you for choosing Home Buyers Protection to evaluate this property. Please, take a few moments to read this cover letter along with the conditions and definitions page before proceeding to the report information.

The report is presented in two components an Executive Summery and an stand alone report on the individual buildings making up the campus.

This inspection is designed to take a comprehensive look at the property much as a general practitioner would examine his patient. Since it is a visual noninvasive inspection there will be things that will not be discovered. Destructive intrusion is not a part of this inspection nor is exhaustive technical testing. Recommendations for additional inspections or testing are a part of the process.

The information you are receiving was produced using the Standards of Practice and Code of Ethics as designated by the Legislature of the State of Arkansas.

The conditions expressed in this report are those that were **OBSERVED AT THE TIME** of the inspection. It does not predict future conditions nor does it guarantee anything to remain the same a few moments after the inspection. There is no warranty on any area of the inspection or report.

Home Buyers Protection has no financial interest in the property. We are employed as your representative and release this information to you only, unless you direct other wise.

Please, call if there are any questions. I look forward to visiting with you. I will try, whenever possible, to return your call during office hours. *The office number is for appointments only.* My Cell phone number is (501) 412-6022. There may be some laps of time before I can return your call during the day.

Sincerely,

Tom Allen
HI # 1026

Attachment A

Conditions and Definitions:

CONDITION SAT. The OBSERVED portions of the component or system are, in the opinion of the inspector, performing in the role for which they were intended. This is not to be construed as having met any building code or engineering standard and it does take normal wear and tear into consideration. This statement does not guarantee that the condition will remain the same.

CONDITION NEEDS REP. The OBSERVED portions of the component or system are, in the opinion of the inspector, not performing in the role for which they were intended. Repairs or Replacement may be necessary. A functional or operational inspection of the entire component, assembly or system must be made when the repair is completed no matter how minor the repair may seem to you.

This report is not a punch list of repairs but the initial indicator that there is a visually detectable deficiency. Repairs may extend into other areas just like tooth decay. Repairs that are necessary should be performed by a licensed trades contractor and proper building code permits obtained when required. Should a differing opinion regarding a comment in this report be delivered by a service contractor, you should contact the inspector immediately before any repair is attempted.

Environmental conditions are not addressed by this basic inspection or the more technically exhaustive inspection but rather as an entirely separate area of consideration. If you would like environmental testing please visit with the inspector or the appointment office.

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The Governors Mansion Commission

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TRANSMITTAL AND CONDITION DEFINITIONS

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EXECUTIVE SUMMERY

Date: 26 Oct.
File: Mansion Campus

1 FOUNDATION:

Foundations are performing well throughout the campus.

Grand Hall

There is evidence of repair to the entry way on the west side of the Grand Hall. A history should be compiled regarding the need for this repair and when and how it was executed. This will be helpful for future trustees and managers.

3 SUB STRUCTURE:

Substructures are generally in good condition with exception of the roof structure for the Carriage House (maintenance building) and the concrete floor structures above the basement level in the Mansion.

Carriage House

The Carriage House roof structure presents as a poorly thought out, poorly supervised and executed project, using materials not designed for the application. This building will not perform well under wind, snow or ice loading. Recommend a structural engineer review this the building to determine retro fitting that can improve the performance and safety.

Mansion

The concrete floor system above the basement level of the Mansion displays fracturing of the material in areas that are viewable, primarily the walk out attic spaces and a small area beneath the kitchen. The concrete is not supported by decking (support from beneath) but appears to be reliant on a very small gage wire mesh in the concrete for support. This raises the concern of failure in areas that have concentrated load i.e. equipment locations such as the attic and the kitchen. Because there are finished ceilings below and finished floors above these areas the condition remains undetermined for the majority of the structure.
Recommend a structural engineer review this the building to determine the degree of damage and provide a plan of repair.

5 CONDITIONS IN THE CRAWL SPACE:

Mansion and Governors Private Office

There are only two crawl space areas on the campus. These areas are performing well. The removal of abandoned materials and clean up of wiring is recommended.
Rodent access and control needs to be a continuing process. The general location of the campus would indicate the rodent problem is present throughout the neighborhood. The tendency will always be to go from higher concentration to lower concentrations. The population appears to be under control at this time. That does not mean there are no rodents present.

7 DRIVES AND WALKS:

General

The concrete surfaces are performing well and cracking falls into the typical range.

Asphalt surfaces are in good condition with cracking considered. Cracking in these surfaces is the beginning of the failure process. Cracking allows water to access and weaken the supporting soil. The water can freeze under some weather events and cause rapid and extensive damage. This allows movement and eventual development of pot holes. Properly sealing the cracks as they present will extend the life and performance of the material while avoiding very expensive and inconvenient replacement.

The bonded gravel walks are performing poorly. The construction process for these walks was not studied during this inspection. There does not appear to be a base beneath these walks. Failures are in progress throughout the campus and repairs do not appear to be performing well.
This appears to be an area with potential liability and significant expense. Recommend a very deliberate process of study, with recommended alternative surface proposals.

9 DRAINAGE & GROUNDS:

Drainage as it effects the structures on the campus seems to be performing well.

Grand Hall

There is concern regarding the side wall drains from the roof of the Grand Hall. The two areas that pose the greatest potential for damage are on either side of the West entry to the Grand Hall. Roof discharge splash on the left side will eventually find its way into the building. Heavy caulking in the this area indicates high probability that this has been an historical event. The area to the right discharges into a confined bedding area. The history of performance in these areas would be of great value in determining a course of preventive action. The caulking at the junctures with the foundation and walk surfaces is tearing. At this time maintenance of the caulking material is necessary. In addition to maintaining the caulking, consideration should be given to a catch basin to provide addition relief from splash. The basin could have the appearance similar to the portable plant container in the area at this time.

Mansion

Abandoned down spouts remain attached to the rear corners of the mansion at the junctures of the glass roofing system. This area is cluttered and confused. The trim areas will require considerable reworking if the down spouts are removed.

The brick retaining wall is broken at the front right. This appears to be directly related to the growth of the tree near the wall. The solution may prove to be complicated.

Carriage House

Gutters are leaking at the seams. Because of the short over hang of the roof edge this leakage cascades down the exterior wall surfaces.

EXTERIOR

11 EXTERIOR WALLS:

The exterior brick walls are performing normally. The use of control / expansion joints in the veneer surfaces is a very good method of reducing cracking in the material.

Carriage House

These control / expansion joints are poorly completed (caulked) at the Carriage House.

Security Building

These control / expansion joints are beginning to deteriorate in the walls of the Security Building. The joints are visible and require a skilled applicator to maintain a presentable finish.

Guest House

Cracking in the Guest House exterior could be related to slight settlement but likely is the result of tree root activity in the area. The cracking does not appear to compromise the foundation or structure but does present some concern in choosing a method of repair. A repair in typical residential construction would entail clearing the mortar from the damaged area and repointing with new mortar. This usually leaves a visually detectable path in the area of repair. A much more extensive and expensive repair would involve clearing the mortar and leveling the foundation around the perimeter to move the brick back into position followed by the repointing. The leveling solution has the potential for several side effects that can add collateral damage and significant expense.

14 EAVES AND TRIM:

Mansion

Painted surfaces are in poor condition. Cracked and flaking paint was observed on the Mansion and Governors Private Office.

Altered areas of trim are present on the rear of the Mansion at the juncture of the glass to the brick.

There is an open space between the top of the brick and the trim (frieze) at the rear of the Mansion kitchen. The frieze normally over laps the brick finishing the juncture and preventing animal access. The cause of this open space was not determined during this inspection.

The rear walls of the Mansion will have a significant appearance change when these areas are addressed. Functionally closing the gap to control wind and animal intrusion is necessary.
The in fill (wood panels below windows) of the Mansion study are decayed.

Carriage House

Decayed areas of trim were noted on the Carriage House windows.

16 DOORS AND WINDOWS:

Security Building

Windows in the security building do not seal and latch well. Most were very difficult to lock.

Mansion

Windows in the Mansion are painted closed and protected with storm windows. Not a bad combination and effective in the control of wind infiltration.
A fire escape window in the rear left guest bedroom of the Mansion does function.

18 DECKS, PATIOS, AND PORCH:

Mansion

Protective railings at the Mansion do not meet current code requirements in height. At the time of original construction this may have been acceptable. Code requirements are not retro active.

ROOF

20 ROOF COVERING:

Mansion

The tile roof of the Manson is performing well. Some rake tile are missing (the ends of the gables). Normal maintenance is required.
A supply of replacement tile is stored in the open (unprotected) at the rear of the Carriage House. Numerous broken tile were noted. Because of the potential for many years of service from this roof, it would be advantageous to store it in a more protected location to insure it is available for repairs. The crawl space beneath the Governors Private office would get it out of the way and provide this protection. Do not block access to the HVAC equipment if this area is selected.

Carriage House

The metal standing seam roof of the Carriage House indicates previous leakage around the flashings points of the centrally located vent and the sewer vent penetrations. This may be related to flexing / movement in the attic structure of this building. See # 3

The metal standing seam and flat roof of the Security building are performing well.
The metal standing seam and flat roof of the Grand Hall are performing well. Some repairs have occurred. The work was well executed.

INTERIOR

25 INTERIOR WALLS:

The interior walls are in normal condition in most areas, very good condition in the Security Building.

Mansion

The Mansion walls display shrinkage related cracking in the trim areas. This cracking occurs from a variety conditions not associated with settlement. Most movement results from temperature and humidity variations that occurs with in the structure and individual rooms. Another consideration are the temperature differences that occur in the solid masonry exterior perimeter walls versus the interior walls. This is exasperated by the antiquated HVAC ducting system currently in use. This aspect of the report is addressed in more detail in section # 107 of this summery.
It is unlikely that this condition will be corrected until the extremes in temperature and humidity are better controlled. There are techniques in style and installation of the crown molding that can minimize this movement.

Water staining was noted on the front wall of the mens restroom in the basement. The leakage may be associated with the exhaust fan located on the front exterior wall below the study.

Carriage House

The rear wall of the Carriage House office closet is water stained. This appears to result form a condensate drain over flow from the HVAC system located in the attic above this space.
Molds and mildew have developed on the wall and ceiling surfaces of the Carriage House.

This results from a variety of conditions associated with HVAC including the exhaust vent system for the baths. The way this building is used also may effect the level of humidity.
During our short visit in this building all garage bay doors were open along with the door to the conditioned break room. This introduces ambient air / humidity and temperature to the conditioned space. This causes the system to run longer reducing air temperature around the registers in turn causing moisture laden air to condense around these areas. The filtration (located at the furnace) is partially blocked which reduces air flow and causes the air temperature to drop further. See # 113

27 STAIRS, BANISTERS AND RAILINGS:

Grand Hall

The transition area between the Mansion and the Grand Hall have steps that lack hand rails and railings at the ramp do not provide child restraint.

Carriage House

The Carriage House railings or lack of railings represent a significant threat to personal safety. Stairs do not provide adequate restraint and protective railings at the second

level provide little or not protection. These areas represent a significant risk and liability.
These areas fall significantly short of standard safety requirements.

29 COUNTERS AND CABINETS:

Grand Hall

Cabinets in the Grand Hall baths and the basement of the Mansion have fronts that are fixed closed, some with screws some with latched. This makes monitoring the condition of the plumbing less likely and the emergency shut down of the plumbing difficult.

31 CEILINGS:

Carriage House

Molds and mildew are effecting the condition of the ceilings of the Carriage House. This appears to be a difficult area to address.

Grand Hall

Staining of the drop ceiling in the chair storage area of the Grand Hall. The cause, a flashing leak on the roof, appears to have been controlled well.
Staining of the ceiling in the electrical equipment room off the kitchen of the Grand Hall. This may not be a currently active condition. See # 9 Side wall drainage discussion.

33 INTERIOR DOORS AND WINDOWS:

Doors perform well in all locations.
Latch and strike adjustments may be necessary at some locations.

35 FLOORS:

Grand Hall

Repairs to the grout lines on the east side of the Grand Hall foyer do not match.

Mansion

The wood floor covering along the front wall of the study near the common wall with the living room indicate water related cupping and warping. The cause of this damage appears to have been addressed.

ATTIC

37 ATTIC ACCESS:

Access to all attic space is adequate.

Carriage House

The ease of access does not negate the safety considerations in the areas of protective railings.

39 ATTIC STRUCTURE:

Carriage House

The Carriage House is of concern. The materials used for rafters "manufactured I joists" are not normally used in this application. Metal joists hangers have been site altered and used in an unapproved application. These metal brackets are inappropriate for the application and pose a risk of structural failure. There are no rafter ties (a locking component spanning from outside wall to outside wall across the attic to resist the downward load on the tops of the walls). These structural components prevent the roof load from pushing the walls outward.

The mid spa bracing of this structure has not been developed properly.

There are no collar ties (horizontal components near the ridge area). Collar ties help hold the ridge together and provide some mid span support to the rafters.

Because of these conditions we recommend the use of a structural engineer to review the over all structure and provide a retro fit solution.

See # 39 Carriage House

Grand Hall

The Grand Hall is a metal on metal construction performing well.

Security Building

The Security Building is conventional wood framing performing well.

Mansion and Private Office

The Mansion is conventional wood framing performing well. Viewing is limited by the construction of the conditioned storage space.

The Governors private office is an extrodornary example of over kill. The structural components are over sized and bolted together.

41 ATTIC VENTILATION:

Mansion

The Mansion attic is poorly ventilated. There is not well established cross ventilation of this area. The development of the conditioned storage space blocks air flow through the attic. The over heating of the attic causes increased heat load for the living space below.

Grand Hall

The Grand Hall appears to be adequately ventilated.

Security Building

The Security Building appears to be adequately ventilated; however the development of the living space in the second level restricts some cross ventilation.

Carriage House

The Carriage House appears to have more than adequate ventilation.

Private Office

The Private Office is well ventilated.

43 INSULATION:

Mansion

The Mansion attic is poorly insulated. An attempt has been made to add insulation. This helps to a small degree however; the only way to properly address the issues of insulation and ventilation of this space will require a more comprehensive look of all the conditions effecting the structure.

The addition of insulation should be the last task performed in the attic after all other conditions have been addressed.

Private Office

The Private office insulation needs cleaning up (rodent activity) and some additional coverage.

Grand Hall

The Grand Hall construction prevents full evaluation of the insulating methods.

Security Building

The Security Building is well insulated.

Carriage House

The Carriage House insulation could not be assessed because of the floored attic. It is important to know if the interior walls are insulated between the conditioned space and the garage service areas.

45 WATER PENETRATION:

Carriage House

Active water penetration is suspected at the Carriage House penetrations.

Other buildings are performing well.

EQUIPMENT AND SYSTEMS

ELECTRICAL

47 SERVICE ENTRANCE CONDUCTORS:

All buildings are provided electrical service using under ground conduit. No adverse conditions were noted.

49 MAIN PANELS:

This inspection did not involve load calculations or distribution patterns. The functional aspect the systems were performing as designed. This takes age related design factors and a history or remodeling (Mansion) into consideration.

Mansion

What was noted were small clean up items.

Carriage House

There were some areas where it was obvious that a licensed electrical contractor did not perform the work. For example the laundry in the Carriage House.

Grand Hall

Performing well.

Security Building

What was noted were small clean up items.

51 SUB PANELS:

Panel bonding not in place.
Blank knock out covers missing.

53 BRANCH WIRING:

Mansion

Again clean up areas, junction boxes with out covers, and splices out side boxes.
Wiring on the ground in the crawl space below the kitchen.
[There are areas of the wiring system that have not been observed.]

55 RECEPTACLES: Approximately 50% of the total receptacles have been tested. The sampling technique does not insure all receptacles inside or out have been tested.

Normal performance was indicated in these areas.

57 FIXTURES AND SWITCHES:

Normal performance was indicated in these areas.
[Not all fixtures and fans have been tested. Exterior lighting has not been inspected.]

63 GROUND FAULT CIRCUIT INTERRUPTER: (GFCI)

Some individual devise failures were noted in exterior applications. This is common with the devises and reflects a maintenance issue rather than a pervasive electrical malfunction. These devises should be tested using the internal test button on a regular bases.
These are easy devises to add to areas lacking this protection and should be considered at all wet areas.
[A GFCI device is similar to a breaker or fuse with the exception that the circuit is opened at a much lower fault level than a breaker or fuse. These devices are designed to protect from electrical shock in wet locations and on the exterior of the structure. The requirement for GFCI protection is determined by the authority and the date of construction. The presence or absence of this device is reported to you in the event you think all homes are protected by these devices.]
GFCI devises are important safety features for a home. If your home does not have these devises at wet areas inside and out you are advised to have them installed.
[Smoke and carbon monoxide detection devices and alarms have not been checked.

65 GARAGE DOORS: Type of door operating system: Manuel

Carriage House

Over head garage doors are used only at the Carriage House. The door hinges are loose and missing bolts. The loss of the hinge support can damage the doors. All fasteners should be tightened and maintained.

PLUMBING

67 INTERIOR GAS PIPING:

No issues were noted regarding the gas piping. Viewing was very restricted.

69 EXTERIOR GAS SUPPLY:

The service is underground and has not been evaluated.

71 WATER SUPPLY TO THE STRUCTURE: Undetermined

The distribution design and location of underground plumbing was not a consideration.

73 VISIBLE WATER SUPPLY:

The primary material used through out the campus is copper. The most common and most reliable material currently in use.

Carriage House

With the exception the Carriage House no adverse conditions were noted in the supply plumbing. The Carriage House laundry is plumbed using PVC material.
Material: PVC (A rigid plastic material designed for cold water only.) It is not designed for use inside the foundation walls. The material is inexpensive and does not require special skill to install.) It is an inexpensive solution to water supply piping seldom used by professionals.

75 VISIBLE SEWER LINES:

Carriage House

There is some oral evidence that a waste water problem has presented in the past. It would be good to secure the history and frequency of the condition. Addressing the problem with the Little Rock Waste Water Utility could provide insight as to what would be necessary to prevent future damage.

Grand Hall

The Grand Hall wet bar sinks are installed using incorrect plumbing design for the traps. The venting of these sinks does not appear to be present.
Cabinet fronts in some of the bath areas prevent rapid access for emergency shut down of an individual sink plumbing problem. The fronts also prevent observation to detect a deteriorating condition before it becomes an actual leak.

77 KITCHEN:

Kitchens indicate normal performance.

79 BATHS, KITCHENS AND WET BARS:

Very minor problems were encountered with the plumbing systems withing the use areas (kitchens and baths).
There are design issues that should be addressed during remodeling and major maintenance undertakings.

87 WATER HEATERS:

Grand Hall

The Grand Hall is served well from the appliance located in the attic.

Carriage House

The Carriage House appliance is significantly over sized for the current load. This is an expensive appliance to maintain. It is also located in an office closet. Based on the perceived load this could easily be served by a conventional residential system. This would certainly be given different consideration if a consolidated commercial type laundry was considered for this building.

Mansion

The Mansion (private quarters) is located in the basement a great distance from the use area. This requires a circulating pump to have hot water readily available.
The Mansion (public space) appliance is performing well.

Governors Private Office

The appliance in the Governors Private Office is not operational.
From a space consideration and potential load the use of tank less appliances may be a consideration.

Security Building

The Security Building appliance is performing well.

91 WASHER DRYER CONNECTIONS:

Domestic type laundry equipment was located in the Carriage House, the Mansion basement and the Security Building.

Carriage House

The plumbing and wiring in the Carriage House laundry appears to have been hastily installed by unskilled workmen.

Mansion

The laundry in the basement of the mansion may have difficulty in the drying process because of the distance the vent must travel.

Security Building

A normal installation.

HEATING AND AIR CONDITIONING

[The sizing of the systems to the structure is a rather involved process requiring a variety of input information about the structure, more than a square footage calculation.
This inspection determines the equipment operating and that the system is complete.]

HVAC SYSTEMS:
Items 107 - 117 are all part of the HVAC inspection.

107 HEATING and AIR CONDITIONING:

GRAND HALL

The system serving the Grand Hall is performing well. Work was in progress to increase the capacity of the condensing water source. (New tower installation)

Carriage House

The system serving the Carriage House is a residential split design with gas fired furnace and an air cooled condenser. The installation of the furnace and duct system was expedient and poorly thought out. Service and maintenance is made more difficult in that the service person must physically crawl over the equipment to access the service panels. This will almost guarantee that service occurs only when a problem presents and preventive maintenance will be at a minimum. The air cooled condenser (exterior unit) has not been service and the condenser is blocked with debris. The area in which it is located (behind the Carriage House) generates a lot of air born dust and debris that get sucked into the condenser. This unit should have more regular service and cleaning because of the activity in the area. Because of the way the building is utilized the interior wall and ceilings are displaying molds and mildew. This is obvious around the registers located in the ceilings.
There are many factors that must be addressed to control or lessen this condition.

Governors Private Office

The system serving the Governors Private office is a residential split design with a gas fired furnace and an air cooled condenser. The equipment is very old having served significantly longer than normal. The efficiency difference in this equipment versus present technology is dramatic. Safety also becomes a consideration with older equipment.

Mansion

The Mansion is served by water source heat pumps located in the crawl space and the attic of the original structure.
With out load calculation tests it is difficult be absolutely certain how the system was designed. The assumption would be that the system is designed to address heat load generated by large numbers of persons in main level of the building. This load may have significantly changed with the addition of the Grand Hall possibly handling larger numbers of guests. This necessitates equipment designed with a large cooling and heating capacity that may not be suitable for the space when the human factor is not present. We did not get into the system staging and controls to see if there was a distinction between full occupancy and the absence of the human load factor. The air

volume and temperature during the time in the main level would indicate that these controls may not be present or may not be used.
The private quarters has similar equipment in that water source heat pumps proved the source of conditioned air. Over sizing of the equipment with out taking into consideration the load factors and duct design may be present in this space as well.
Recommendation: Because of the unique construction type, antiquated design and taking into consideration of how the building is used on a day to day basis consideration should be give to the employment of a HVAC design engineer. Planning may include separation of the private space from the areas that have more public access. This would allow a more home like control of the private quarters.

Security Building

The systems serving the Security Building are residential split design with a gas fired furnace and an air cooled condenser. Well maintained and operating normally.

109 EXHAUST VENTING:

This is the discharge of combustion by products to the exterior.
These systems are performing normally with the exception of the Carriage House.

Carriage House

The exhaust vent material is too close to combustible materials. The vent is required to be no closer than 1 inch from a combustible material. This condition was observed at the floor of the attic / ceiling of the garage bays.
Changes in equipment will necessitate alteration or replacement of existing exhaust design and materials.

113 DISTRIBUTION:

Grand Hall

The design for the Grand Hall seems to perform well; however the stage area with the heavy drapes may be causing some condensation to occur around the ceiling registers.

Carriage House

The Carriage Building is not performing well for a variety of reasons. Duct design delivers condition air using a diffuser in the center of the rooms rather than delivery that sweeps air off the outer walls of each room.

Mansion including the Private Quarters and Private Office

The Mansion building is not performing well for a variety of reasons. Duct design delivers condition air using a diffuser in the center of the rooms rather than delivery that sweeps air off the outer walls of each room. The construction type and materials effect the load and design calculations.

Security Building

The Security building is performing well using typical residential design.

115 CONDENSATION DRAINAGE:

Performing well at all locations.

117 THERMOSTAT:

Carriage House

Thermostats in the garage bay areas are old and the fronts are damaged.
Performing well at all other locations.

121 BATH VENTILATION:

Bath ventilation through out the campus with the exception of the Security Building is weak and may be a contributing factor to moisture build up in the spaces.

125 FIREPLACE:

Grand Hall

The chimneys indicate significant down/ back drafting. There is a constant back flow of outside air into the living space. When the gas burning devise is off this flow causes a loss of efficiency. When the gas burning devise is operating the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.
Opening between the fire box and the facade (masonry front around the fire box opening) is not sealed properly. This allows heat and flue gases to enter the space between the facade and the chimney structure. This is a fire hazard. Sealing the opening is simple and inexpensive.

Governors Private Office

The chimney indicates significant down/ back drafting. There is a constant back flow of outside air into the living space. When the gas burning devise is off this flow causes a loss of efficiency. When the gas burning devise is operating the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.

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RESULTS OF VISUAL INSPECTION

Date Inspected: October 12, 2015
File: Grand Hall

1 FOUNDATION: Type: Slab

A slab foundation consists of concrete formed and cast directly on prepared soil or cast inside a perimeter foundation wall usually made of concrete block. The space beneath the slab is filled with densely packed material either earth or a sand like by product of crushing gravel. CONDITION: SAT.

3 SUB STRUCTURE:

Type: Metal and masonry CONDITION: SAT.

7 DRIVES AND WALKS: Type: Concrete -Asphalt and Gravel

CONDITION: NEEDS REP.

m. The gravel walks are failing. The material is potholed and elevation changes present trip hazards.
These walk surfaces do not appear to have a base or underlayment. It is unlikely that this material is repairable. Alternative materials should be considered.

9 DRAINAGE & GROUNDS: The site drains from left to right.

CONDITION: NEEDS REP.

d. The collected roof drainage is discharged though openings in the side walls. There is some splash related damage to the right of the west upper level entry. Caulking material used at the base of the exterior walls has been damaged allowing water to enter.

The opening to the right of the same entry discharges into the trapped bedding area.

The floor drains in the grated area along the west exterior are partially blocked. These drains should all be located and a schedule established for their cleaning.
Roof drains are collecting some pine straw debris.

EXTERIOR

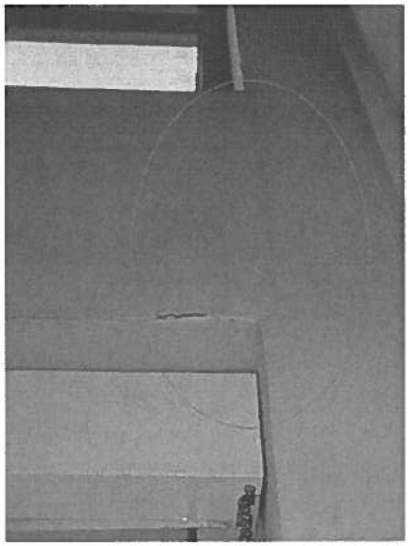
11 EXTERIOR WALLS: Wall covering material: Brick and metal
CONDITION: SAT.

Comment: No weep openings are present in the veneer. These openings are part of a designed drain system between veneer and the structural wall. They are normally located at the floor level on the exterior of the structure. The system allows the escape of condensation. It is common practice today NOT to have these weeps.

14 EAVES AND TRIM: CONDITION: SAT.

16 DOORS AND WINDOWS: Type: Metal insulated CONDITION: NEEDS REP.

a. There is evidence of moisture entry in the last window unit on the south west. The wall material is water damaged as a result.



18 DECKS, PATIOS, AND PORCH: CONDITION: SAT.

ROOF

20 ROOF COVERING: The roof was inspected from its surface.

Roof covering material: The flat surfaces are covered with a modified bitumen that has been surface coated with a sealant and reflective barrier. CONDITION: SAT.

Comment: There has been some repair work on this surface. It appears to have been well executed.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: SAT.

Comment: Flashing points were well executed. Repairs have been made. A repair is evident in the area above the stained ceiling tile in the chair storage area.

20 ROOF COVERING: The roof was inspected from the surface of the flat roof.

Roof covering material: Metal standing seam CONDITION: SAT.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: SAT.

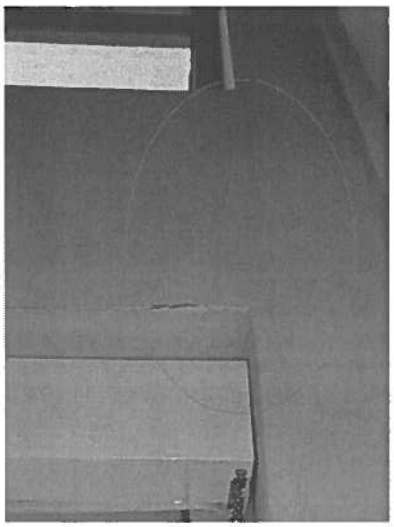
INTERIOR

25 INTERIOR WALLS: Material: Sheet rock (wall board)
CONDITION: NEEDS REP.

a. The wall covering material has been water damaged below the top row of windows in the south west rear. The material is water streaked and cracked.

l. Seam cracking in the sheet rock is noted at the headers between the window units. Repairs have been attempted but poorly executed.

m. There is evidence of paint repair along the West side between the original structure and the Grand Hall. This may be related to the roof drainage / discharge left of the west entry. Having the history of water related issued in this area would be helpful.
Comment: Shrinkage cracking is indicated in the crown moldings and columns. This is a common occurrence in most structures. This shrinkage halts after the structure has been several years in a conditioned environment.



27 STAIRS, BANISTERS AND RAILINGS: CONDITION: NEEDS REP.

c. Railings and banisters do not provide child restraints at the ramp area on the east entry to the Grand Hall.

m. There is no hand (safety rail) rail at the steps down from the foyer to the Grand Hall.

(No hand rail down from the foyer.)

(Inadequate child restraints at the ramp.)

29 COUNTERS AND CABINETS: CONDITION: SAT.

[In most instances all counter surfaces are not visible.]

31 CEILINGS: CONDITION: NEEDS REP.

a. Staining is noted in the electrical closet on the west side. This area is below the west entry. Note the comments regarding roof discharge management.

s. Staining is noted in the chair storage area. This is below the flashing repair noted earlier. Active leakage is not indicated in this area.

c. Condensation damage to the ceiling area around the HVAC register in the ceiling on the east side of the stage (grand piano)
[This does not address cosmetic conditions nor non structural damage.]

33 INTERIOR DOORS AND WINDOWS: CONDITION: NEEDS REP.

b. Latch and strike do not catch at north east entry to the decorating and glass storage room and the First Ladies office.
[Comment: Only a limited sampling of the windows has been conducted]

35 FLOORS: Materials: Concrete CONDITION: NEEDS REP.

a. The grout repair does not match properly at the east side entry to the ramp and the base of the ramp.
[This does not address minor floor covering damage unless it is related to a structural or functional concern and not all surfaces are accessible or viewable.]

ATTIC

37 ATTIC ACCESS: The attic was inspected by entering the space
Type of attic access: Walk out CONDITION: SAT.
Comment: This space was not locked.

39 ATTIC STRUCTURE: Design: Hip and Flat
The roof structure is made of metal bar joists with metal roof decking.
CONDITION: SAT.

41 ATTIC VENTILATION: Type: Gable style vents CONDITION: SAT.

43 INSULATION: Type: Undetermined

45 WATER PENETRATION: None noted.

EQUIPMENT AND SYSTEMS

ELECTRICAL

47 SERVICE ENTRANCE CONDUCTORS: Method of electrical service delivery to the structure: Under ground conduit. CONDITION: SAT.

49 MAIN PANEL: Location: Equipment closet off the NW corner of kitchen.
Over current protection (to prevent over heating) is provided by breaker.
CONDITION: SAT.
Comment: A well designed area, currently well kept. It's location may make it vulnerable to

unrelated use such as storage.

53 BRANCH WIRING: Type: Copper wiring CONDITION: SAT.
Comment: Alterations to this system were not observed.
[There are areas of the wiring system that have not been observed.]

55 RECEPTACLES: CONDITION: SAT.
Approximately 70% of the total receptacles have been tested. The sampling technique does not insure all receptacles inside or out have been tested.

57 FIXTURES AND SWITCHES: CONDITION: SAT.
[Not all fixtures and fans have been tested. Exterior lighting has not been inspected.]

63 GROUND FAULT CIRCUIT INTERRUPTER: (GFCI)
CONDITION: NEEDS REP.

a. The GFCI devise failed to respond to an externally generated fault in the exterior bedding area near the east entry. These devices have a short life and should be tested regularly.
[A GFCI device is similar to a breaker or fuse with the exception that the circuit is opened at a much lower fault level than a breaker or fuse. These devices are designed to protect from electrical shock in wet locations and on the exterior of the structure. The requirement for GFCI protection is determined by the authority and the date of construction. The presence or absence of this device is reported to you in the event you think all homes are protected by these devices.]
GFCI devises are important safety features for a home. If your home does not have these devises at wet areas inside and out you are advised to have them installed.
[Smoke and carbon monoxide detection devices and alarms have not been checked. Please, insure you locate, test understand these devices when you occupy the property.]

PLUMBING

67 INTERIOR GAS PIPING: Material in the system: Rigid black pipe. The most commonly used material in natural gas plumbing systems. CONDITION: SAT.
[Pressurization testing was not conducted.]

69 EXTERIOR GAS SUPPLY: Location: East exterior CONDITION: SAT.
Comment: The shut off valve is approximately 20 inches above ground. Align holes in valve or turn the stop across the flow of gas in the pipe to turn the gas off.
Every one should review the shut down procedures for all utilities before a need arises.

71 WATER SUPPLY TO THE STRUCTURE: TYPE: Undetermined
Comment: Main shut off valve location: At the water meter

73 VISIBLE WATER SUPPLY:
Material: Copper tubing (The most prevalent material encountered in modern housing)
CONDITION: SAT.

75 VISIBLE SEWER LINES:
SYSTEM TYPE: Public (This is based solely on the fact that the property is or appears to be located inside a municipality.)
MATERIAL: Plastic tubing (The most commonly used material in residential waste plumbing systems today.)
MATERIAL: Cast iron (A rigid metal material with an average functional life expectancy of 50 years. A high quality material with much higher cost over plastic.)

CONDITION: SAT.

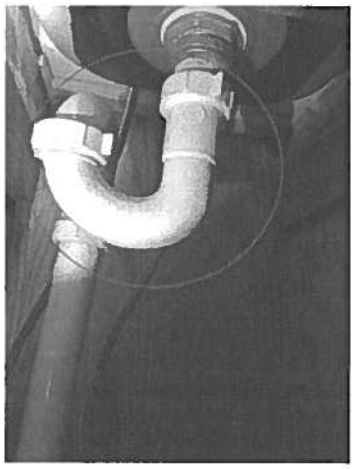
[This statement refers to the visible piping only and makes no evaluation of the concealed system.] You must ask the seller for the history of service and operation regarding the sewer system.

77 KITCHEN: CONDITION: SAT.

79 WET BAR: CONDITION: NEEDS REP.

e. The trap design "S" is not approved. This design syphons the water in the trap and allows sewer gas to enter the structure. The "S" trap was viewed beneath the sinks. The "P" trap design is the approved method.

f. The sewer vent system was not located for this area. Possible the application of auto vents as a solution.



81 HALF BATH OFF THE KITCHEN: CONDITION: SAT.

83 FEMALE BATH EAST SIDE MAIN LEVEL: CONDITION: NEEDS REP.

m. The stopper mechanism is not operating properly at the sink.
Comment: The plumbing is difficult to inspect and service beneath the sink because of the screwed on front. Approaching failures in the plumbing may not be recognized before the failure occurs.

(Cabinet facade screwed into place. Note the lack of visibility and access to plumbing.)

83 MALE BATH EAST SIDE MAIN LEVEL: CONDITION: NEEDS REP.

m. The stopper mechanism is not operating properly at the sink.
Comment: The plumbing is difficult to inspect and service beneath the sink because of the screwed on front. Approaching failures in the plumbing may not be recognized before the failure occurs.

85 FIRST LADIES OFFICE BATH: CONDITION: SAT.

87 WATER HEATER: Type: Gas Location: Attic equipment room Size: 180 Gal.
CONDITION: SAT.

HEATING AND AIR CONDITIONING

[The sizing of the systems to the structure is a rather involved process requiring a variety of input information about the structure, more than a square footage calculation.
This inspection determines the equipment operating and that the system is complete.
Please ask seller for service history and operation of the equipment.]

SYSTEM SERVING: The Grand Hall
Items 107 - 117 are all part of the HVAC inspection.

107 HEATING: Type: Water source heat pumps CONDITION: SAT.

111 AIR CONDITIONING: Type: Water source heat pump
CONDITION: SAT.

113 DISTRIBUTION: Type: Metal Insulated Duct CONDITION: NEEDS REP.

h. Return duct system is dirty.
Comment: Appears a significant loss of return air could occur where the Grand Hall meets the foyer if the doors are closed.

(Dirty return at the grand hall foyer)

115 CONDENSATION DRAINAGE: CONDITION: SAT.

117 THERMOSTAT: CONDITION: SAT.

121 BATH VENTILATION: CONDITION: SAT.

125 FIREPLACE: Location: West side of the Grand Hall Type: Masonry with cradled briquets
CONDITION: NEEDS REP.

a. The chimney indicates significant down/ back drafting. There is a constant back flow of outside air into the living space. When the gas burning devise is off this flow causes a loss of efficiency. When the gas burning devise is operating the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.

k. Opening between the fire box and the facade (masonry front around the fire box opening) is not sealed properly. This allows heat and flue gases to enter the space between the facade and the chimney structure. This is a fire hazard. Sealing the opening is simple and inexpensive.

125 FIREPLACE: Location: East side of the Grand Hall Type: Masonry with cradled briquets
CONDITION: NEEDS REP.

a. The chimney indicates significant down/ back drafting. There is a constant back flow of outside air into the living space. When the gas burning devise is off this flow causes a loss of efficiency. When the gas burning devise is operating the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.

k. Opening between the fire box and the facade (masonry front around the fire box opening) is not sealed properly. This allows heat and flue gases to enter the space between the facade and the chimney structure. This is a fire hazard. Sealing the opening is simple and inexpensive.

[Please, ask seller specifically about the performance of the fireplace.]

[Fireplaces and solid fuel stoves are not placed into operation during this inspection and in most installations full viewing of the system is not possible.]

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RESULTS OF VISUAL INSPECTION

Date Inspected: October 13, 2015
File: Carriage House

1 FOUNDATION: Type: Slab
A slab foundation consists of concrete formed and cast directly on prepared soil or cast inside a perimeter foundation wall usually made of concrete block. The space beneath the slab is filled with densely packed material either earth or a sand like by product of crushing gravel. CONDITION: SAT.

3 SUB STRUCTURE: Type: Wood frame CONDITION: NEEDS REP.
See #39

7 DRIVES AND WALKS: Type: Asphalt, concrete and gravel
CONDITION: NEEDS REP.

k. Asphalt surfaces are cracking. This allows water to enter the material and weaken the supporting soil. Water entering these cracks leads to failure of the material.

9 DRAINAGE & GROUNDS: CONDITION: NEEDS REP.

a. Gutters are leaking at the seams. This leakage tracks down the sides of the structure.
c. The floor drain in the water heater closet off the office is blocked allowing water to drain onto the floor. Beyond the fact it is draining on the floor, the over all humidity level is elevated in the building causing molds and mildew to develop. This appears chronic and a contributing factor to the over all problem.

EXTERIOR

11 EXTERIOR WALLS: Wall covering material: Brick veneer

CONDITION: NEEDS REP.

f. Control joints above and below the circular wall vents for the attic are poorly finished. This is more of a cosmetic condition but under some conditions moisture may gain access to the area beneath.

14 EAVES AND TRIM: CONDITION: SAT.

16 DOORS AND WINDOWS: Type: Wood single glass

CONDITION: NEEDS REP.

m. Deteriorated window frame or sash along the right exterior. These windows do not have over hang protection. Water cascading down the exterior walls effects these windows.

ROOF

20 ROOF COVERING:

The roof was inspected from the ground and from eaves by ladder. The pitch/slope of the roof was to great to access and view from the surface. There are areas of the roof and the projections that have not been viewed.

Roof covering material: Metal standing seam CONDITION: SAT.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: NEEDS REP.

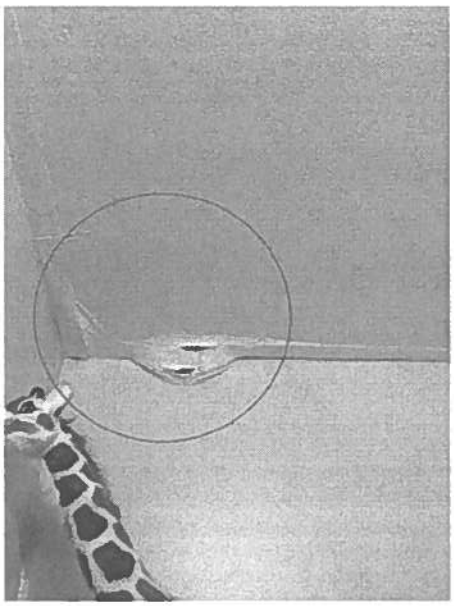
a. There has been leakage around the flashing of the large vent system exiting the top of the structure and the sewer vent penetrations.

This leakage may have been controlled. Note the staining of the roof sheathing in the attic down slope form this penetration and around the sewer vent piping.

INTERIOR

25 INTERIOR WALLS: Materials: Wood paneling and Sheet rock (wall board)
CONDITION: NEEDS REP.

a. The sheet rock material is water damaged along the rear wall of the office closets. This area is below the HVAC system in the attic above. This does not appear to be a currently active condition. See #115
[Cosmetic conditions are not under consideration unless they are related to structural or functional issues.]



27 STAIRS, BANISTERS AND RAILINGS: CONDITION: NEEDS REP.

c. Railings and banisters do not provide adequate restraint. (The openings between the vertical or horizontal rails are greater than 4 inches.) There are areas of the attic that are not protected by safety railings. This was done to allow loading of the attic from the garage bay.

A removable railing could be considered in this area.

29 COUNTERS AND CABINETS: CONDITION: SAT.
[In most instances all counter surfaces are not visible.]

31 CEILINGS: CONDITION: NEEDS REP.

a. The ceilings are mildewed around the HVAC registers. This results from elevated humidity conditions and poor ventilation of the bath areas coupled with the fact that the building is constantly filled with ambient air from the open nature of the garage bays.
See # 113
[This does not address cosmetic conditions nor non structural damage.]

33 INTERIOR DOORS AND WINDOWS: CONDITION: SAT.
[Comment: Only a limited sampling of the windows has been conducted]

35 FLOORS: Materials: Concrete and wood at the second level attic
CONDITION: SAT.
[This does not address minor floor covering damage unless it is related to a structural or functional concern.]

ATTIC

37 ATTIC ACCESS: The attic was inspected by entering the space
Type of attic access: Walk out CONDITION: NEEDS REP.

a. Stair railings do not provide the minimum code required protection.
c. Railings and banisters do not provide adequate restraints. (The openings between the vertical or horizontal rails are greater than 4 inches.)

39 ATTIC STRUCTURE: Design: Hip
The roof structure (rafters) is made of 8 inch manufactured "I"trusses. These trusses are typically used for floor joists but can be used in this application if installed properly.
The roof decking / sheathing material is a non standard product that has not been identified and therefor can not be evaluated. CONDITION: NEEDS REP.

b. Metal brackets (joist hangers) have been improperly used in the application of the jack rafters to the hip rafter. These brackets were not designed for this application. The alteration

of the bracket by bending them further compromises the application.

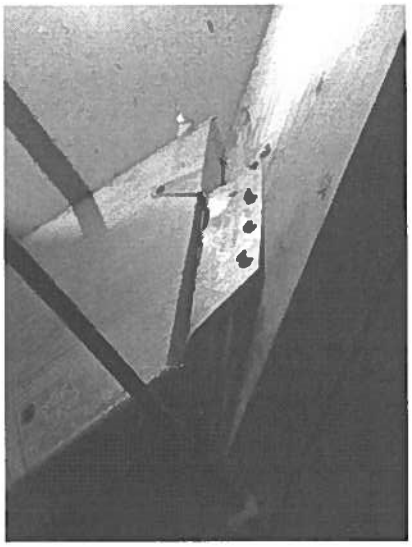
c. There are no rafter ties. This structural component secures the exterior walls from allowing the weight of the roof to push them out.

d. There are no collar ties. Collar ties are horizontal braces near the ridge of these structures.

v. The horizontal mid span bracing beneath the rafters is under built. The horizontal support should be the same dimension lumber as the rafters it is supporting. The size of this brace is also effected by the length of unsupported span. So it could be required to be larger than the rafters it supports. These horizontal braces should be placed at 12 foot intervals along the run of the rafters.

In the case of the "I" joist the engineered specifications may allow deviation from the above.

The roof system is poorly designed and executed. Failure of the structure is possible under some wind or load conditions. A structural engineer should evaluate these conditions and provide a retrofit solution for the problems.



41 ATTIC VENTILATION: Type: Side wall openings and centrally located roof vent
CONDITION: SAT.

43 INSULATION: CONDITION: INCONCLUSIVE

Comment: Not viewable

45 WATER PENETRATION: None noted.

Comment: There is evidence of water penetration. The roof decking / sheathing material is stained in a few areas.

EQUIPMENT AND SYSTEMS

ELECTRICAL

47 SERVICE ENTRANCE CONDUCTORS:

Method of electrical service delivery to the structure: Under ground conduit.
CONDITION: SAT.

49 MAIN PANEL: Location: Front exterior
Size of service: 200 AMPS at 240 Volts. CONDITION: NEEDS REP.

a. The conductors appear under stress / crowded inside the panel. A strip of wood has been used inside the panel as a shim to separate the conductors.

51 SUB MAIN PANEL: Location: Right garage bay
Over current protection (to prevent over heating) is provided by breaker.
CONDITION: NEEDS REP.

I. Double lugged circuit protection devise located in the panel. [This condition of two or more circuits connected to a single breaker or fuse can cause a loose electrical connection.]

l. The electrical circuit is over protected. [The breaker or fuse is rated larger than the conductor / wires ability to safely manage.] Over heating is a possibility.

m. The panel is contaminated with an undetermined oily material.

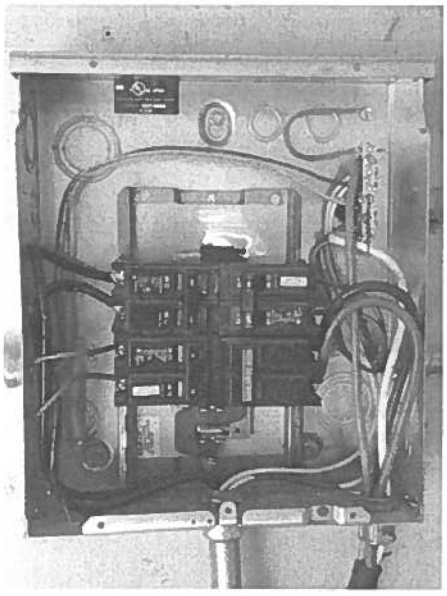
51 SUB PANEL: Location: Laundry area CONDITION: NEEDS REP.

c. Neutral and ground conductors are mixed on the same bar. Under some conditions this combination can cause an energized ground in the system.

f. The dryer is wired directly to the breaker. A properly installed receptacle is recommended.

g. The dryer circuit conductor is not protected by conduit.

h. The neutral bar is bonded to the panel.



53 BRANCH WIRING:

Conductor material type: Copper (Copper is the material of choice and the most commonly used material in residential electrical systems.) CONDITION: SAT.

[There are areas of the wiring system that have not been observed.]

55 RECEPTACLES: Approximately 30% of the total receptacles have been tested. The sampling technique does not insure all receptacles inside or out have been tested.

CONDITION: SAT.

57 FIXTURES AND SWITCHES: CONDITION: SAT.

[Not all fixtures and fans have been tested. Exterior lighting has not been inspected.]

63 GROUND FAULT CIRCUIT INTERRUPTER: (GFCI)

CONDITION: SAT.

[A GFCI device is similar to a breaker or fuse with the exception that the circuit is opened at a much lower fault level than a breaker or fuse. These devices are designed to protect from electrical shock in wet locations and on the exterior of the structure. The requirement for GFCI protection is determined by the authority and the date of construction. The presence or absence of this device is reported to you in the event you think all homes are protected by these devices.]

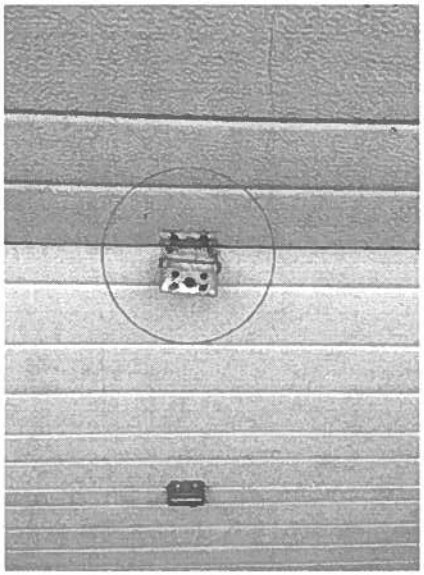
GFCI devises are important safety features for a home. If your home does not have these devises at wet areas inside and out you are advised to have them installed.

[Smoke and carbon monoxide detection devices and alarms have not been checked. Please, insure you locate, test and understand these devices when you occupy the property.]

65 GARAGE DOORS: Type of door operating system: Manual

CONDITION: NEEDS REP.

a. Door hinges are loose. Door failure can result as this condition worsens.



PLUMBING

67 INTERIOR GAS PIPING:

Material in the system: Rigid black pipe. The most commonly used material in natural gas plumbing systems. CONDITION: SAT.

[Pressurization testing was not conducted.]

69 EXTERIOR GAS SUPPLY: Meter location: Rear exterior

CONDITION: NEEDS REP.

e. The system is not grounded. [The presence of these materials and or conditions in the system does not meet today's plumbing code. This is one area of the code that, under some conditions, is enforced. Suggest you contact the local gas supplier for their explanation.]
Comment: The shut off valve is approximately 18 inches above ground. Align holes in valve or turn the stop across the flow of gas in the pipe to turn the gas off.
Every one should review the shut down procedures for all utilities before a need arises.

71 WATER SUPPLY TO THE STRUCTURE: TYPE: Undetermined

Comment: Main shut off valve location: At the water meter

73 VISIBLE WATER SUPPLY:

Material: Copper tubing (The most prevalent material encountered in modern housing.)
Material: CPVC (A rigid plastic material designed for hot water. It is sometimes used for both hot and cold piping. This material is easy to install. It is easily damaged by impact and freeze action. The material is inexpensive and does not require special skill to install.) It is an inexpensive solution to water supply piping seldom used by professionals.
Material: PVC (A rigid plastic material designed for cold water only.) It is not designed for use inside the foundation walls. The material is inexpensive and does not require special skill to install.) It is an inexpensive solution to water supply piping seldom used by professionals.

CONDITION: NEEDS REP.

a. The PVC plastic materials were observed at the laundry area.
Comment: The use of portable space heaters to prevent freezing presents a fire hazard.

75 VISIBLE SEWER LINES:

MATERIAL: Cast iron (A rigid metal material with an average functional life expectancy of 50 years. A high quality material with much higher cost over plastic.)

CONDITION: SAT.

[This statement refers to the visible piping only and makes no evaluation of the concealed system.]

77 BREAK AREA: CONDITION: SAT.

79 HALF BATH: CONDITION: SAT.

81 SHOWER / DRESSING AREA BATH: CONDITION: SAT.

87 WATER HEATER: Type: Gas Location: Office closet Size: 119 Gal.
CONDITION: NEEDS REP.

g. The location of this appliance requires that it be 18 inches above the floor height. This is to help prevent a flash fire resulting from vaporized fuel being pulled into the burner compartment. There is a warning label on the appliance explaining this requirement.

l. Water heaters in these locations should be installed in an overflow pan equipped with a drain to the exterior. There are water monitoring devises to detect moisture in the pan. Some are called "water bugs".

91 WASHER DRYER CONNECTIONS: Dryer fuel type: Electric
CONDITION: NEEDS REP.

a. The appliances and plumbing (plastic) is subject to freeze damage.
[These connections and appliances are not placed into operation.]

HEATING AND AIR CONDITIONING

[The sizing of the systems to the structure is a rather involved process requiring a variety of input information about the structure, more than a square footage calculation.
This inspection determines the equipment operating and that the system is complete.]

SYSTEM SERVING: Office, baths and break room
Items 107 - 117 are all part of the HVAC inspection.

107 HEATING: Type: Type: Central forced air - Fuel type: Natural gas
CONDITION: NEEDS REP.

a. This system located in the attic is installed in such a way that access to the servicing area can only be gained by crawling over the equipment or duct work. This offers the possibility to damage the equipment but more likely discourages proper servicing of the system. Suggest a bridge (wood platform with steps) to allow better access.
Comment: The design of the heat exchanger is such that it can not be fully viewed with out disassembly of the furnace. The Standards of Practice do not allow for this disassembly.

109 EXHAUST VENTING: CONDITION: SAT.

111 AIR CONDITIONING: Type: Electric CONDITION: NEEDS REP.

c. Condenser surface is dirty. This restricts air flow and reduces efficiency. This is the equipment located outside the structure. This is a maintenance item that is necessary on all units at least once annually.
Comment: The system is cooling.

113 DISTRIBUTION: Ducting system is constructed of metal insulated duct

CONDITION: NEEDS REP.

a. The filter is dirty and air is leaking around the filter access area. The filter is changed at the equipment. Stored items and limited access make the changing of the filter difficult and less likely on a timely basis.

b. The ceilings are mildewed around the HVAC registers. This results from elevated humidity conditions and poor ventilation of the bath areas coupled with the fact that the building is constantly filled with ambient air from the open nature of the garage bays. The door of the break room remained open during the time we were conducting the inspection.
Comment: Controlling of this condition will require additional study and participation on the part of the people using these spaces.

115 CONDENSATION DRAINAGE: CONDITION: NEEDS REP.

a. The emergency over flow pan is under sized in that it protects only the area directly beneath the evaporator coil. A full pan beneath the plenum and air handler will provide better coverage.
Comment: Previous leakage from the evaporator coil has occurred. Please, ask seller if this leakage has been corrected.

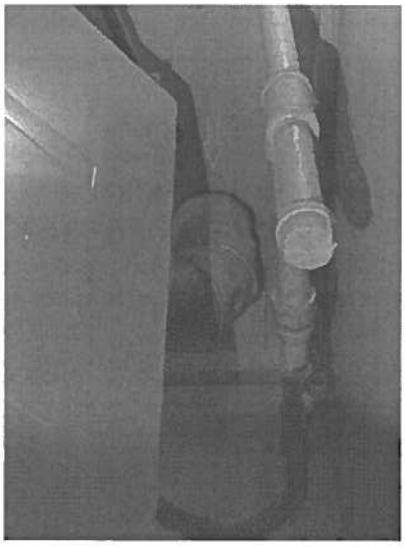
117 THERMOSTAT: CONDITION: SAT.

CEILING MOUNTED SPACE HEATERS: Location: Garage bays
Type: Space heaters: Fuel type: Natural gas CONDITION: SAT.

110 CEILING MOUNTED FURNACE EXHAUST VENTING:

CONDITION: NEEDS REP.

b. The exhaust vent material is too close to combustible materials. The vent is required to be no closer than 1 inch from a combustible material. This condition was observed at the ceiling penetrations.



117 THERMOSTAT: CONDITION: NEEDS REP.

a. The covers are damaged. These are older types of controls. Digital controls are safer and easier to maintain.

121 BATH VENTILATION: CONDITION: NEEDS REP.

a. Based on the amounts of mildew and molds noted on the ceilings, it appears the exhaust ventilation systems are not performing properly.

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RESULTS OF VISUAL INSPECTION

Date: 13 Oct 2015
File: Security Building

1 FOUNDATION: Type: Slab
A slab foundation consists of concrete formed and cast directly on prepared soil or cast inside a perimeter foundation wall usually made of concrete block. The space beneath the slab is filled with densely packed material either earth or a sand like by product of crushing gravel. CONDITION: SAT.

3 SUB STRUCTURE: Type: Wood frame CONDITION: SAT.

7 DRIVES AND WALKS: Type: Concrete and asphalt CONDITION: NEEDS REP.

k. Asphalt surfaces are cracking. This allows water to enter the material and weaken the supporting soil. Water entering these cracks leads to failure of the material.

9 DRAINAGE & GROUNDS: CONDITION: SAT.

EXTERIOR

11 EXTERIOR WALLS: Wall covering material: Brick veneer and vinyl siding
CONDITION: NEEDS REP.

a. Shrubbery is too tall and too close to the structure. The effect of having the shrubbery to close to the structure holds moisture against the exterior walls, allows rain or roof discharge to splash back on the structure, windows and door openings. It also prevents access and observation of the exterior.
b. The caulking used to seal the control joints below the windows is beginning to deteriorate. Comment: No weep openings are present in the veneer. These openings are part of a designed drain system between veneer and the structural wall. They are normally located at the floor level on the exterior of the structure. The system allows the escape of condensation. It is common practice today NOT to have these weeps.

14 EAVES AND TRIM: Materials: Trim areas are clad in siding material (vinyl or metal). This covering prevents evaluation of the areas beneath.
CONDITION: SAT.

16 DOORS AND WINDOWS: Type: Wood insulated CONDITION: NEEDS REP.

p. Windows fail to seal and latch in the locked position at most locations in the structure.

18 DECKS, PATIOS, AND PORCH: CONDITION: SAT.

ROOF

20 ROOF COVERING: The roof was inspected from the ground and the second level windows

Roof covering material: Metal standing seam CONDITION: SAT.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: SAT.

20 ROOF COVERING: The roof was inspected from the ground and the second level windows

Roof covering material: Rolled modified bithimun CONDITION: SAT.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: SAT.

INTERIOR

25 INTERIOR WALLS: Material: Sheet rock (wall board)

CONDITION: SAT.

[Cosmetic conditions are not under consideration unless they are related to structural or functional issues.]

27 STAIRS, BANISTERS AND RAILINGS: CONDITION: NEEDS REP.

h. Hand rail is loose. Not properly secured to the wall.

29 COUNTERS AND CABINETS: CONDITION: SAT.

[In most instances all counter surfaces are not visible.]

31 CEILINGS: CONDITION: SAT.

[This does not address cosmetic conditions nor non structural damage.]

33 INTERIOR DOORS AND WINDOWS: CONDITION: NEEDS REP.

b. Latch and strike do not catch at entry to the stairs.
[Comment: Only a limited sampling of the windows has been conducted]

35 FLOORS: Materials: Concrete and Wood over the second level

CONDITION: NEEDS REP.

a. The seam in the vinyl floor covering is deteriorating the private offce bath.
[This does not address minor floor covering damage unless it is related to a structural or functional concern.]

ATTIC

37 ATTIC ACCESS: The attic was inspected by entering the space
Type of attic access: Hatch openings CONDITION: SAT.

39 ATTIC STRUCTURE: Design: Hip
The roof structure is made of site built 2 x 8 rafters spaced on 24 inch centers.
The roof sheathing or decking material is plywood. CONDITION: SAT.

41 ATTIC VENTILATION: Type of attic ventilation: Gable
CONDITION: SAT.
Comment: Additional ventilation may be beneficial.

43 INSULATION: Material: Blown fiberglass CONDITION: SAT.

45 WATER PENETRATION: None noted.

EQUIPMENT AND SYSTEMS

ELECTRICAL

47 SERVICE ENTRANCE CONDUCTORS:
Method of electrical service delivery to the structure: Under ground conduit.
CONDITION: SAT.

49 MAIN PANEL: Location: Left rear (Panel # 1)
Over current protection (to prevent over heating) is provided by breaker.
Size of service: 200 AMPS at 240 Volts. CONDITION: NEEDS REP.

t. Interior panel cover screw is missing. This is a safety concern because this cover is the last protection between the energized components of the panel. It has no effect on function.

51 MAIN PANEL: Location: Left rear (Panel # 3)
Over current protection (to prevent over heating) is provided by breaker.
Size of service: ? AMPS at 240 Volts. CONDITION: SAT.

51 MAIN PANEL: Location: Left rear (Panel # Emergency)
Over current protection (to prevent over heating) is provided by breaker.
Size of service: 100 AMPS at 240 Volts. CONDITION: SAT.

53 BRANCH WIRING:
Conductor material type: Copper (Copper is the material of choice and the most commonly used material in residential electrical systems.) CONDITION: SAT.
[There are areas of the wiring system that have not been observed.]

55 RECEPTACLES: Approximately 70% of the total receptacles have been tested. The sampling technique does not insure all receptacles inside or out have been tested.

CONDITION: NEEDS REP.

e. L = Receptacle is loose in its mounting at the female bath, hall, front left office and upper level sleeping quarters. (This is important because frequent plugging and unplugging can cause loose or damaged conductors.)

57 FIXTURES AND SWITCHES: CONDITION: SAT.

[Not all fixtures and fans have been tested. Exterior lighting has not been inspected.]

63 GROUND FAULT CIRCUIT INTERRUPTER: (GFCI)

CONDITION: SAT.

[A GFCI device is similar to a breaker or fuse with the exception that the circuit is opened at a much lower fault level than a breaker or fuse. These devices are designed to protect from electrical shock in wet locations and on the exterior of the structure. The requirement for GFCI protection is determined by the authority and the date of construction. The presence or absence of this device is reported to you in the event you think all homes are protected by these devices.]

GFCI devises are important safety features for a home. If your home does not have these devises at wet areas inside and out you are advised to have them installed.

[Smoke and carbon monoxide detection devices and alarms have not been checked. Please, insure you locate, test and understand these devices when you occupy the property.]

PLUMBING

67 INTERIOR GAS PIPING:

Material in the system: Rigid black pipe. The most commonly used material in natural gas plumbing systems. CONDITION: SAT.

[Pressurization testing was not conducted.]

69 EXTERIOR GAS SUPPLY: Meter location: Rear exterior

CONDITION: NEEDS REP.

e. The system is not grounded. The conductor has come loose from the grounding rod.

Comment: The shut off valve is approximately 10 inches above ground. Align holes in valve or turn the stop across the flow of gas in the pipe to turn the gas off.
Every one should review the shut down procedures for all utilities before a need arises.

71 WATER SUPPLY TO THE STRUCTURE: TYPE: Undetermined

Comment: Main shut off valve location: At the water meter

73 VISIBLE WATER SUPPLY:

Material: Copper tubing (The most prevalent material encountered in modern housing)

CONDITION: SAT.

75 VISIBLE SEWER LINES:

SYSTEM TYPE: Public (This is based solely on the fact that the property is or appears to be located inside a municipality.)
MATERIAL: Plastic tubing (The most commonly used material in residential waste plumbing systems today.) CONDITION: SAT.
[This statement refers to the visible piping only and makes no evaluation of the concealed system.] You must ask the seller for the history of service and operation regarding the sewer system.

77 KITCHEN: CONDITION: SAT.

79 PRIVATE HALF BATH: CONDITION: NEEDS REP.

m. The stopper mechanism is not operating properly at the sink.
n. The commode is not secured to the floor mounting properly. The commode moves or rocks.

81 FEMALE BATH: CONDITION: SAT.

83 MAIL BATH: CONDITION: NEEDS REP.

m. The stopper mechanism is not operating properly at the sink.
n. The commode is not secured to the floor mounting properly. The commode moves or rocks.

85 MOP SINK: CONDITION: SAT.

81 UPPER LEVEL BATH: CONDITION: SAT.

87 WATER HEATER: Type: Gas Location: Attic Size: 50 Gal.
CONDITION: NEEDS REP.

g. The location of this appliance requires that it be 18 inches above the floor height. This is to help prevent a flash fire resulting from vaporized fuel being pulled into the burner compartment. There is a warning label on the appliance explaining this requirement.

91 WASHER DRYER CONNECTIONS: Dryer fuel type: Electric
CONDITION: SAT.

Comment: Dryer vents beneath slab construction can not verified as functional.
[Please, ask seller for history of operation and service. Do both utilities gas and electric work correctly.]
[These connections and appliances are not placed into operation.]

BUILT IN APPLIANCES

[Appliances are operated in NORMAL modes of operation or what is determined by the inspector to be normal; therefore not all operational settings are inspected.]

93 COOK TOP: Type: Gas CONDITION: NEEDS REP.

a. The equipment does not have an anti tilt devise to prevent the stove from being pulled over accidently. Comment: Burners operate normally.

95 KITCHEN VENTING: Type: Recirculating CONDITION: SAT.

97 OVEN: Type: Gas CONDITION: SAT.

[This inspection does not report on self cleaning features or timers.]

99 MICROWAVE: Not inspected.

101 GARBAGE DISPOSER: CONDITION: SAT.

103 DISHWASHER: CONDITION: SAT.

Comment: There is some damage to the control panel cover. This has not effected operation at this time.

HEATING AND AIR CONDITIONING

[The sizing of the systems to the structure is a rather involved process requiring a variety of input information about the structure, more than a square footage calculation.
This inspection determines the equipment operating and that the system is complete.
Please ask seller for service history and operation of the equipment.]

SYSTEM SERVING: The upper level

Items 107 - 117 are all part of the HVAC inspection.

107 HEATING: Type: Type: Central forced air - Fuel type: Natural gas
CONDITION: SAT.

Comment: The design of the heat exchanger is such that it can not be fully viewed with out disassembly of the furnace. The Standards of Practice do not allow for this disassembly.

109 EXHAUST VENTING: CONDITION: SAT.

Comment: Very limited viewing.

111 AIR CONDITIONING: Type: Electric CONDITION: SAT.

[Please, ask sellers to provide service history and condition of operation. Does it adequately cool the entire structure?]

113 DISTRIBUTION: Ducting system is constructed of metal insulated duct
CONDITION: SAT.

115 CONDENSATION DRAINAGE: CONDITION: SAT.

117 THERMOSTAT: CONDITION: SAT.

SYSTEM SERVING: The lower level
Items 107 - 117 are all part of the HVAC inspection.

107 HEATING: Type: Type: Central forced air - Fuel type: Natural gas
CONDITION: SAT.
Comment: The design of the heat exchanger is such that it can not be fully viewed with out disassembly of the furnace. The Standards of Practice do not allow for this disassembly.

109 EXHAUST VENTING: CONDITION: SAT.
Comment: Very limited viewing.

111 AIR CONDITIONING: Type: Electric CONDITION: SAT.
[Please, ask sellers to provide service history and condition of operation. Does it adequately cool the entire structure?]

113 DISTRIBUTION: Ducting system is constructed of metal insulated duct
CONDITION: NEEDS REP.
a. Air leakage is indicated at the plenum. A joint needs to be resealed.

115 CONDENSATION DRAINAGE: CONDITION: SAT.

117 THERMOSTAT: CONDITION: SAT.

121 BATH VENTILATION: CONDITION: SAT.

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RESULTS OF VISUAL INSPECTION

Date: 14 Oct. 2015
File: Mansion , Private quarters and Governors private office

CONDITIONS: Weather: Clear Soil Condition: Damp > Dry
Unit Occupied: Yes
Utilities: Gas, Yes Water, Yes Electric, Yes

1 FOUNDATION:

Type: Slab

A slab foundation consists of concrete formed and cast directly on prepared soil or cast inside a perimeter foundation wall usually made of concrete block. The space beneath the slab is filled with densely packed material either earth or a sand like by product of crushing gravel.

Type: Pier and beam beneath the kitchen and Governors private office

A pier and beam foundation consist of a structure elevated off the earth supported on columns usually of masonry. The space below is called a crawl space.

Material: Concrete cast in place (This is a very strong method of foundation construction. Its appearance is much like the walls of a swimming pool. Because of its costs and the skills required it is seldom used in residential construction.) CONDITION: SAT.

Comment: Because of the finished surfaces over much of the basement, the actual walls are not visible. Cracking in the walls seldom presents a foundation failure: however the cracking can allow water intrusion.

Comment: Insulation installed between the floor joists below the Governors office prevents viewing some areas.

3 SUB STRUCTURE: Materials: Masonry and metal

The floor structures are made of metal bar joists on 24 inch centers with a reinforced concrete cap.

Perimeter walls are solid brick and mortar CONDITION: NEEDS REP.

a. Visible areas of the concrete floor (attic space and beneath the kitchen) are broken and loose. This cracking displays in a mosaic pattern. The broken areas are loose and appear to be supported only by the wire mesh. This breaking up of the concrete is concerning and should be evaluated by an engineer prior to major work projects. The extent of this damage can not be evaluated because of the floor covering materials and the ceilings of the rooms below. One would hope the damage is limited to areas where equipment installation and vibration has been occurring. The best areas for observing this condition are the equipment rooms on either side of the attic storage area.

Comment: This method of construction produces a very strong structure with improved resistance to wind related damage. There is also a reduction in the ability of a fire to rapidly move through the structure. These structures are difficult to alter and require entirely different skills when compared to the alteration of conventional wood frame structures. Commercial contractors will have the skill sets necessary to make these alterations. The use of a labor sources lacking these skills is not advised.
Comment: Insulation installed between the floor joists beneath the Governors office prevents viewing some areas.

5 CONDITIONS IN THE CRAWL SPACE:

The crawl space was entered for inspection of the foundation, sub structure and crawl space conditions. CONDITION: NEEDS REP.

a. Abandoned materials and equipment beneath the kitchen should be removed to allow better access, inspection and servicing of equipment.
b. Electrical wiring beneath the kitchen should be organized and secured off the earth to allow safe access. Excess conductor material on the floor of the crawl space is a safety concern.
l. The vapor barrier on the floor insulation is reversed beneath the Governors private office. This can trap moisture in the body of the insulation.
Comment: There is no vapor barrier (plastic sheeting) on the surface of the earth beneath the structure. This barrier helps reduce the humidity and its adverse effects on the environment in the crawl space. There is no evidence that the lack of the barrier has created a problem.

7 DRIVES AND WALKS: Type: Asphalt, Concrete and Gravel walks

CONDITION: NEEDS REP.

k. Asphalt surfaces are cracking. This allows water to enter the material and weaken the supporting soil. Water entering these cracks leads to failure of the material. Preventive maintenance is relatively inexpensive while replacement is very expensive.

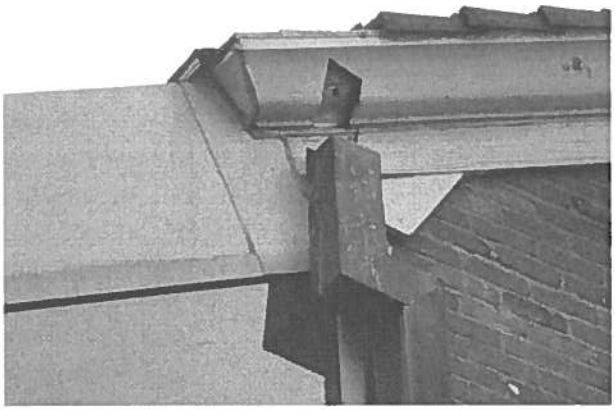
m. The gravel walks are failing. The material is potholed and elevation changes present trip hazards.
These walk surfaces do not appear to have a base or underlayment. It is unlikely that this material is repairable. Alternative materials should be considered.

9 DRAINAGE & GROUNDS: The site drains from right to left (west to east).

CONDITION: NEEDS REP.

o. The retaining wall is broken at the front right walk. The damage results from the pressure exerted by the large tree in the area.

p. Unused down spouts remain attached to the rear corners of the mansion at the juncture of the glass roofing system. This area is cluttered and the trim areas will require considerable reworking if the down spouts are removed.



EXTERIOR

11 EXTERIOR WALLS: Wall material: Solid Brick (the original structure) undetermined at the additions. All are covered with brick CONDITION: NEEDS REP.

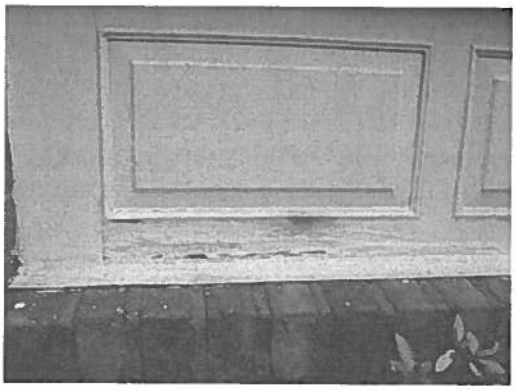
a. The rear wall of the kitchen (wall facing the west entry to the Grand Hall) is open at the top. The brick does not extend behind the trim (freeze). This does not appear as settlement but possibly an alteration of the trim or roof line. The open area allows animal access into the wall and attic space.

b. Shrubbery is too tall and too close to the structure. The effect of having the shrubbery to close to the structure holds moisture against the exterior walls, allows rain or roof discharge to splash back on the structure, windows and door openings. It also prevents access and observation of the exterior.

14 EAVES AND TRIM: Materials: Wood CONDITION: NEEDS REP.

i. Painted surfaces are in poor condition. Caulking, paint or stain are the protective coatings for these materials. The windows are displaying flaking and cracking in the paint.

l. The in fill areas below the windows indicate decay at the study front and left side.



16 DOORS AND WINDOWS: Type: Wood single glass with storm window and metal casement

CONDITION: NEEDS REP.

k. Broken glass was located in the rear of the study.
l. Windows are painted closed. This is not a bad condition because it helps with air intrusion. The storm windows also make operating interior windows less of a concern.
The window at the fire escape in the private quarters and left rear bedroom, does operate.

18 DECKS, PATIOS, AND PORCH: CONDITION: NEEDS REP.

a. Protective railings at the balcony and sitting area outside the study are below the currently recommended height.

ROOF

20 ROOF COVERING: The roof was inspected from the ground and second level balcony.
Roof covering material: Clay tile CONDITION: SAT.

23 FLASHING, VALLEYS, AND SEALS: CONDITION: NEEDS REP.

a. The rake tile (edges of the roof at the gables) are missing in a few areas.
Comment: Reserved replacement tile are stored in the open behind the maintenance building. Consideration should be given to a more protected storage area.

INTERIOR

25 INTERIOR WALLS: Material: Plaster over solid masonry perimeter walls- plaster over lath and sheet rock over wood studs CONDITION: NEEDS REP.

a. Water staining of the sheet rock in the mens restroom at the lower level. This wall is against the front foundation wall below the study. It indicates moisture intrusion from the exterior. This may not be related to cracking in the foundation but more likely the way the power exhaust fan system has been added to the front exterior wall below the study windows.
b. Shrinkage cracking has occurred in the moldings through out the structure. This displays primarily in the crown moldings. This condition is related to interior humidity variations, HVAC duct design and variations in the materials used in wall constructions. Settlement related cracking was not observed.
[Cosmetic conditions are not under consideration unless they are related to structural or functional issues.]

27 STAIRS, BANISTERS AND RAILINGS: CONDITION: SAT.

29 COUNTERS AND CABINETS: CONDITION: SAT.
[In most instances all counter surfaces are not visible.]

31 CEILINGS: CONDITION: SAT.
[This does not address cosmetic conditions nor non structural damage.]

33 INTERIOR DOORS AND WINDOWS: CONDITION: SAT.
Comment: An indicator of a stable structure.
[Comment: only a limited sampling of the windows has been conducted]

35 FLOORS: Materials: Concrete with wood overlay The study may be wood over a wood substructure. CONDITION: NEEDS REP.

a. The finished floor (wood planking) is water damaged along the front wall of the study near the book case. The area was dry at the time of this inspection.
[This does not address minor floor covering damage unless it is related to a structural or functional concern.]

ATTIC

37 ATTIC ACCESS: The attic was inspected by entering the space
Method of attic access: Automated ramp down stairs at the private quarters and hatch at the governors private office. CONDITION: SAT.

39 ATTIC STRUCTURE: Design: Gable (Mansion)
The roof structure is made of site built 2 x 8 rafters
The roof sheathing or decking material is wood planking.
CONDITION: SAT.
Comment: The attic space over the living quarters has been dramatically altered by the enclosure of a large area for storage.
Comment: Observation is restricted by HVAC ducting and equipment along with the finished storage space.

39 ATTIC STRUCTURE: Design: Gable (Governors private office)
The roof structure is made of site built 2 x 6 rafters (bolted together)
The roof sheathing or decking material is wood planking.
CONDITION: SAT.

41 ATTIC VENTILATION: Type of attic ventilation: Gable vents
CONDITION: NEEDS REP.

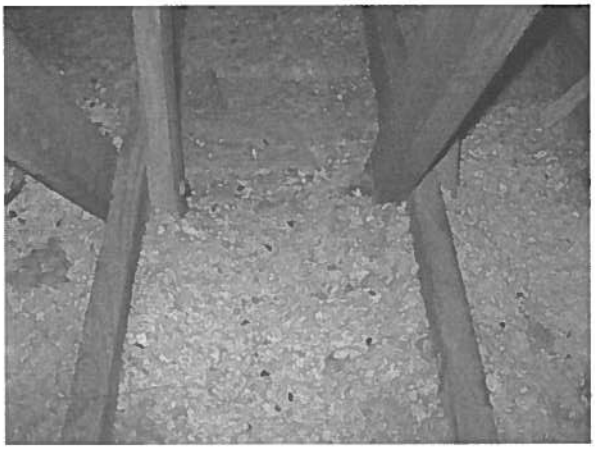
a. The attic space above the private living quarters is poorly ventilated. The space is restricted. Cross ventilation is not occurring. Heat build up in this space effects the living quarters below.

43 INSULATION: Material: Fiberglass (Living quarters) CONDITION: NEEDS REP.

a. Rodent droppings were noted on the insulation in both the Mansion and private office. There is evidence of a concerted effort to address the rodent population. Bating stations were noted through out the campus.
Comment: There is a partial application of fiberglass insulation above the living quarters.

43 INSULATION: Material: Fiberglass and an old form of cellulose (Governors office)
CONDITION: NEEDS REP.

i. Animals have been active in the attics. This activity has damaged the insulation by compressing the material and by their waste material.



45 WATER PENETRATION: None noted.

EQUIPMENT AND SYSTEMS

ELECTRICAL

47 SERVICE ENTRANCE CONDUCTORS:
Method of electrical service delivery to the structure: Under ground conduit.
CONDITION: SAT.

49 MAIN PANEL: Location: Basement
Over current protection (to prevent over heating) is provided by breaker.
Size of service: Unable to fully determine One panel at 800 AMPS at 240 Volts. another at 225 Amps at 240 volts CONDITION: SAT.

51 SUB PANEL: Location: Attic equipment room
Over current protection (to prevent over heating) is provided by breaker.
CONDITION: NEEDS REP.

j. Panel bonding was not located. Bonding is a safety related concern for people coming in contact with the panel.

k. Blank knock out covers are missing. [These are small plastic covers used to close an opening where a breaker has not been installed. It prevents accidental contact with the electrified components in the panel. An important safety feature but not expensive.]

51 SUB PANEL: Location: Living Quarters
Over current protection (to prevent over heating) is provided by breaker.
CONDITION: SAT.

51 SUB PANEL: Location: Governors office
Over current protection (to prevent over heating) is provided by breaker.
CONDITION: SAT.

53 BRANCH WIRING:

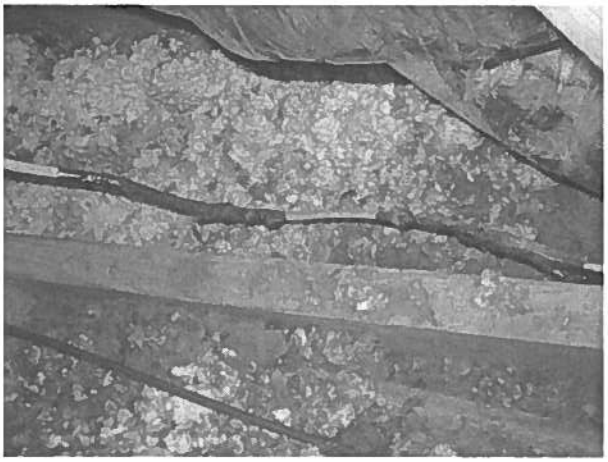
Conductor material type: Copper (Copper is the material of choice and the most commonly used material in residential electrical systems.) CONDITION: NEEDS REP.

k. Wiring is on the ground in the crawl space beneath the kitchen. There is a danger of both damaging the conductors and electrical shock.

u. There are junctions boxes that do not have secured covers in the crawl space and basement beneath the kitchen

p. Rodents have damaged the electrical system in the attic . This damage was observed in the attic above the Governors office. The damage should be investigated further by a licensed electrical contractor.

Comment: The damaged electrical conductors have been taped over since our last visit. [There are areas of the wiring system that have not been observed.]



55 RECEPTACLES: Approximately 70% of the total receptacles have been tested. The sampling technique does not insure all receptacles inside or out have been tested.

CONDITION: NEEDS REP.

a. OG = Three pronged receptacles tested indicated open ground at the Governors office sitting room, wet bar, fireplace and the bath. A receptacle with 3 openings for the plug requires a three wire electrical system. The fact that the receptacle appears to be grounded is no assurance that it is in fact grounded.

e. L = Receptacle is loose in its mounting at the left side of the front porch. (This is important because frequent plugging and unplugging can cause loose or damaged conductors.)

f. WP = No weather protection cover at the front porch. The receptacle is located in an area requiring a water tight cover.

57 FIXTURES AND SWITCHES: CONDITION: SAT.

[Not all fixtures and fans have been tested. Exterior lighting has not been inspected.]

63 GROUND FAULT CIRCUIT INTERRUPTER: (GFCI)

CONDITION: NEEDS REP.

a. The GFCI devise failed to respond to an externally generated fault at the front porch.
b. There is no ground fault protection in the bath at the Governors office.

[A GFCI device is similar to a breaker or fuse with the exception that the circuit is opened at a much lower fault level than a breaker or fuse. These devices are designed to protect from electrical shock in wet locations and on the exterior of the structure. The requirement for GFCI protection is determined by the authority and the date of construction. The presence or absence of this device is reported to you in the event you think all homes are protected by these devices.]

GFCI devises are important safety features for a home. If your home does not have these devises at wet areas inside and out you are advised to have them installed.

[Smoke and carbon monoxide detection devices and alarms have not been checked. Please, insure you locate, test and understand these devices when you occupy the property.]

PLUMBING

67 INTERIOR GAS PIPING:

Material in the system: Rigid black pipe. The most commonly used material in natural gas plumbing systems. CONDITION: SAT.

[Pressurization testing was not conducted.]

69 EXTERIOR GAS SUPPLY: Meter location: Undetermined

71 WATER SUPPLY TO THE STRUCTURE: TYPE: Undetermined

73 VISIBLE WATER SUPPLY: Material in the system:

Material: Copper tubing (The most prevalent material encountered in modern housing)
CONDITION: SAT.

75 VISIBLE SEWER LINES:

SYSTEM TYPE: Public (This is based solely on the fact that the property is or appears to be located inside a municipality.)

MATERIAL: Cast iron (A rigid metal material with an average functional life expectancy of 50 years. A high quality material with much higher cost over plastic.)

MATERIAL: Plastic tubing (The most commonly used material in residential waste plumbing systems today.) CONDITION: SAT.

[This statement refers to the visible piping only and makes no evaluation of the concealed system.]

The history of the sewer system would be of great value. It appears there have been problems effecting some buildings in the compound that originate off site.

77 KITCHEN: CONDITION: SAT.

79 GALLEY AREA PRIVATE QUARTERS: CONDITION: SAT.

83 MASTER BATH: CONDITION: NEEDS REP.

a. The shower wand does not operate at the spa tub.

85 GUEST BATH FRONT BEDROOM: CONDITION: SAT.

85 GUEST BATH REAR BEDROOM: CONDITION: SAT.

85 GUEST HALF BATH ENTRY LEVEL: CONDITION: SAT.

85 PRIVATE OFFICE BATH : CONDITION: NEEDS REP.

a. The tub /shower unit has been made inoperative.

c. Counter top prevents access to the commode for service or inspection.

87 WATER HEATER PRIVATE QUARTERS: Type: Gas Location: Basement
Size: 74 gal.
CONDITION: SAT.

Comment: The appliance is located a great distance from the use area. This necessitates a circulating pump system to keep hot water available in the use area.

87 WATER HEATER GOVERNORS PRIVATE OFFICE: Type: Gas
Location: Off the bath Size: Standard residential CONDITION: NEEDS REP.

a. The appliance is not operating.

l. There is no emergency over flow pan. Water heaters in these locations should be installed in an overflow pan equipped with a
drain to the exterior. There are water monitoring devises to detect moisture in the pan. Some are called "water bugs".

91 WASHER DRYER CONNECTIONS: Location: Basement - Dryer fuel type: Electric
[Please, ask seller for history of operation and service. Do both utilities electric work correctly.]
Comment: Performance of the dryers can be enhanced with the addition of inline accelerator fans.
[These connections and appliances are not placed into operation.]

HEATING AND AIR CONDITIONING

[The sizing of the systems to the structure is a rather involved process requiring a variety of input information about the structure, more than a square footage calculation.
This inspection determines the equipment operating and that the system is complete.

SYSTEM SERVING: The Mansion
Items 107 - 117 are all part of the HVAC inspection.
Comment: Many of the things that have produced a strong building make the heating and cooling more difficult. The solid masonry walls and the concrete floors capture and hold both heat and cold for long periods. The tile roof also does not dissipate heat well. When you couple this with a poorly ventilated attic heat is trapped in the structure.

107 HEATING: Type: Water source heat pumps CONDITION: NEEDS REP.

a. The system for the lower level (kitchen area) is not operating.
Comment: All other areas were operational.

111 AIR CONDITIONING: Type: Water source heat pumps
CONDITION: NEEDS REP.

a. The system for the lower level (kitchen area) is not operating.
Comment: All other areas were operational.

113 DISTRIBUTION: Ducting system is constructed of metal insulated duct
CONDITION: NEEDS REP.

a. The design of the duct systems is very old technology, delivering conditioned air to the center of the space using a diffuser design. This does not take into consideration the way heat load enters the structure and air flows back to the returns.

115 CONDENSATION DRAINIAGE: CONDITION: SAT.

117 THERMOSTAT: CONDITION: SAT.

SYSTEM SERVING: The Governors Private Office

107 HEATING: Type: Central forced air - Fuel type: Natural gas
CONDITION: SAT.

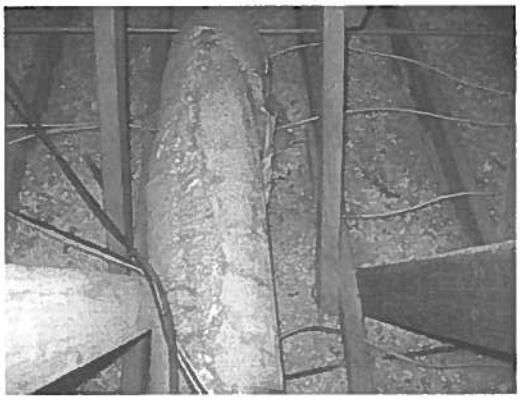
Comment: This is a very old appliance with an undetermined service life. It has exceeded its life expectancy.

109 EXHAUST VENTING: CONDITION: SAT.

111 AIR CONDITIONING: Type: Electric CONDITION: SAT.

113 DISTRIBUTION: Ducting system is constructed of metal insulated duct and flexible duct.
CONDITION: NEEDS REP.

a. Insulating wrap is damaged in multiple locations.



115 CONDENSATION DRAINAGE: CONDITION: SAT.

117 THERMOSTAT: CONDITION: SAT.

121 BATH VENTILATION: CONDITION: NEEDS REP.

c. These systems are weak throughout the complex. Significant damage is occurring in some areas as a result of the poorly functioning systems.

125 FIREPLACE: Location: Main level mansion Type: Masonry
CONDITION: NEEDS REP.

a. The chimney indicates significant down/ back drafting. There is a constant back flow of outside air into the living space. When not in use this air flow causes a loss of efficiency. When the fireplace is in operation the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.

j. No fire or draft stopping was observed in the closet behind the fireplace. This component compartmentalizes the chase containing the flue / chimney from a route directly to the attic space. This helps slow the spread of a fire and also improves energy conservation.

m. The facade (decorative front covering material) is loose.
[Fireplaces and solid fuel stoves are not placed into operation during this inspection and in most installations full viewing of the system is not possible.]

125 FIREPLACE: Location: Governors Private Office Type: Masonry with gas logs
CONDITION: NEEDS REP.

a. The chimney indicates significant down/ back drafting. There is a constant back flow of outside air into the living space. When not in use this air flow causes a loss of efficiency. When the fireplace is in operation the combustion byproducts are allowed to enter the living space. A potentially dangerous condition. The flow increases when the central HVAC is in operation.
[Fireplaces and solid fuel stoves are not placed into operation during this inspection and in most installations full viewing of the system is not possible.]

For Council Use Only

Grant Number: _____

Arkansas Natural and Cultural Resources Council

Grant Application

FY 2017

1. Project Title: Arkansas Governor's Mansion Preservation

2. Applicant Agency Name and Address: DFA - Division of Building Authority

501 Woodlane, Suite 101N, Little Rock, Arkansas 72201

3. Grant Contact Person: Don Bingham Title: Mansion Administrator

Phone: 501-324-9805 Fax: 501-324-9808 Email: don.bingham@governor.arkans

Grant Fiscal Person: Rita I. Murray Title: DBA Fiscal Manager

Phone: 501-682-5541 Fax: 501-682-5589 Email: rita.murray@dfa.arkansas.gov

4. Project Funding: _____ Amount of ANCRC Request: $ 1,480,185.00

Source of Other Funds: _____ Amount: $ _____

Source of Other Funds: _____ Amount: $ _____

Total Project Amount: $ 1,480,185.00

5. Type of Project: A. ☐ Acquisition B. ☒ Management/Stewardship C. ☐ Combination

6. A. Does this project involve the restoration or rehabilitation of a historic property site?

☒ Yes ☐ No

To Be Completed by AHPP:

6. B. If yes, is the property or site currently on the National Register of Historic Places?

☐ Yes ☐ No

If yes, date listed: _____ If not listed, is it eligible? ☐ Yes ☐ No

7. Location of Project(s): Arkansas Governor's Mansion, 1800 Center Street

Statewide: ☐ Yes ☒ No

City(ies): Little Rock County(ies): Pulaski

Latitude Coordinate: _____ Longitude Coordinate: _____

8. Will this project or any portion of the project result in a publication? ☐ Yes ☒ No

If yes, describe the publication: _____

Attachment B

FINANCIAL INFORMATION

9 . **LINE ITEM BUDGET**

* A detailed Line Item Budget must be included with the financial information.
* Use additional pages as necessary.
* For each line item of the budget, provide a brief explanation of the projected expenditure.
* Link amounts to the Project Elements described in question 12 B.

1 0 . **TOTAL PROJECT COSTS**

Complete the Financial Information on Page 3 to determine the following:

A . TOTAL ACQUISITION COSTS $ _____

B . TOTAL MANAGEMENT/STEWARDSHIP COSTS $ 1,480,185.00

C . TOTAL COSTS $ 1,480,185.00
(Be sure this total corresponds to the Total Project Amount on page 1, #4.)

PROJECT COSTS

A. Acquisition Projects

1. **Acquisition Worksheets-** For requests including one or more acquisitions, provide the information outlined on the Acquisition Worksheet for each property or item. Be sure to reference each and provide page numbers.

2. How many acquisitions are included in this application? _____

3. Applicant agency's acquisition procedures are:
   - a. ☐ attached with verification of compliance
   - b. ☐ on file with ANCRC staff

4. Total Acquisition Costs:

a.	Administrative and legal expenses	$ _____
b.	Total Cost for all property/items	$ _____
c.	Appraisals	$ _____
d.	Other (list) _____	$ _____
	_____	$ _____
	_____	$ _____
e.	**TOTAL ACQUISITION COSTS**	$ 0.00

B. Management/Stewardship Projects

Costs

a. Salaries/wages (include fringe benefits) $ _____

If salaries /wages are included, attach a list of position titles and a brief job description for each. Note the location of each position. Label and number page.

b.	Maintenance & general operations (itemize)		$ 0.00
	Supplies	$ _____	
	Travel	$ _____	
	Training	$ _____	
	Printing	$ _____	
	Other (list)	$ _____	
		$ _____	
		$ _____	
c.	Sub Grants		$ _____
d.	Construction		$ 1,308,460.00
e.	Professional fees & services		$ 118,725.00
f.	Capital Equipment		$ 53,000.00
	TOTAL MANAGEMENT/STEWARDSHIP COSTS		$ 1,480,185.00

Pre-Design Cost Estimate
2016 Improvements for the Arkansas Governor's Mansion

JAMESON Architects PA Revised 2/23/2016

Site

Description	Units	Unit Cost	# Units	Totals	
Selective Demo of Damaged Gravel Walks	sf	$4.50	4,000	$18,000.00	
Replace Damaged Gravel Walks (Klingstone)	sf	$10.00	4,000	$40,000.00	
Repair damaged Retaining Wall	LS	$3,000.00	1	$3,000.00	
New Street Lighting (along 18th and Spring Streets)	ea	$6,000.00	10	$60,000.00	
Repair/Improve Downlighting in trees (west)	LS	$10,000.00	1	$10,000.00	
Garden Landscape Improvements	LS	$60,000.00	1	$60,000.00	
New Garden Reflecting Pool	LS	$25,000.00	1	$25,000.00	
Foundation, Crane and Installation	LS	$3,000.00	1	$3,000.00	
Sculpture Base and Support (for existing sculpture)	LS	$128,133.00	1	$128,133.00	
			Subtotal	*$347,133.00*	*$347,133.00*

Mansion

Description	Units	Unit Cost	# Units	Totals	
Attic					
New soffit vents	ea	$200.00	8	$1,600.00	
New ridge vents and tile repairs	ea	$8,000.00	1	$8,000.00	
New Gutters and Downspouts @ 1 story wings	LF	$20.00	204	$4,080.00	$13,680.00
Guest room					
Millwork at Window	LF	$250.00	13	$3,250.00	
2nd Floor General					
Replace/upgrade Thermostats	ea	$1,200.00	4	$4,800.00	
Air Balance and Mechanical Adjustments	LS	$5,000.00	1	$5,000.00	$9,800.00
Powder Room					
New exhaust fan and duct.	ea	$1,000.00	1	$1,000.00	$1,000.00
Kitchen					
Replace countertops	lf	$200.00	35	$7,000.00	
Cabinet Alternations (Refacing)	lf	$100.00	75	$7,500.00	
New Cabinets	lf	$300.00	10	$3,000.00	
New Cabinet Hardware	ea	$1,500.00	1	$1,500.00	
New Residential Range/Oven and Dishwasher	ea	$10,000.00	1	$10,000.00	
Plumbing (DW and New sink)	ea	$1,500.00	1	$1,500.00	
Electrical	LS	$2,000.00	1	$2,000.00	$32,500.00

Basement Laundry Room					
New Finishes in Existing Laundry	sf	$20.00	200	$4,000.00	
New Plumbing for Commercial Washer	LS	$2,000.00	1	$2,000.00	
New Electrical for Commercial W/D	LS	$2,000.00	1	$2,000.00	
New Commercial W/D	pr	$3,500.00	1	$3,500.00	$5,500.00
Basement Family Room					
New Finishes (clg., carpet, paint)	sf	$35.00	668	$23,380.00	
New millwork/countertop at wet bar	sf	$300.00	6	$1,800.00	
New Microwave	LS	$300.00	1	$300.00	
Electrical (lighting, relocation)	sf	$10.00	668	$6,680.00	
Mechanical revisions	sf	$8.00	668	$5,344.00	$37,504.00
New Basement Powder Room					
Architectural Finishes	sf	$100.00	24	$2,400.00	
Power Room Accessories	LS	$1,000.00	1	$1,000.00	
Plumbing	ea	$3,000.00	2	$6,000.00	
Mechanical	LS	$1,000.00	1	$1,000.00	
Electrical	LS	$1,500.00	1	$1,500.00	$11,900.00
Library					
Selective Demolition of Bookshelves	LS	$500.00	1	$500.00	
New Hearth and Surround (w/ gas log insert)	ea	$2,500.00	1	$2,500.00	
New Mantle	ea	$2,000.00	1	$2,000.00	
New Millwork (bookshelves)	lf	$500.00	6	$3,000.00	
Carpentry repairs (window panels)	ea	$1,500.00	1	$1,500.00	
Patch and Paint Existing Plaster	sf	$10.00	672	$6,720.00	
Repair/refinish Existing Wood Floor	sf	$6.50	672	$4,368.00	
New Electrical/Cable	LS	$1,500.00	1	$1,500.00	
New Chandelier	LS	$8,500.00	1	$8,500.00	
New 72" flat screen TV	LS	$2,000.00	1	$2,000.00	$32,588.00
				$153,722.00	

Governor's Office

Description	Units	Unit Cost	# Units	Totals	
Interior Demo		$4.00	620	$2,480.00	
Clean/repair fireplace and damper	LS	$300.00	1	$300.00	
New gutters and downspouts	LF	$20.00	108	$2,160.00	
Insulate Walls	sf	$3.75	832	$3,120.00	
Insulate Ceiling	sf	$1.50	620	$930.00	
Refinish Floor	sf	$6.50	620	$4,030.00	
Interior Gyp Board, Paint and Finishes	sf	$20.00	620	$12,400.00	
New Plumbing	ea	$3,000.00	4	$12,000.00	
New Mechanical	LS	$20.00	620	$12,400.00	
New Electrical	sf	$20.00	620	$12,400.00	
	sf	$100.35	*Subtotal*	$62,220.00	$62,220.00

Guest House

Description	Units	Unit Cost	# Units	Totals	
Interior Demo	ea	$0.00	0	$0.00	
Masonry Repairs	LS	$1,000.00	1	$1,000.00	
Insulate Walls (spray foam)	sf	$3.75	832	$3,120.00	
Insulate Ceiling	sf	$1.50	620	$930.00	
New gutters and downspouts	LF	$20.00	108	$2,160.00	
Interior Gyp Board, Paint, Finishes	sf	$20.00	620	$12,400.00	
Microwave and small refrigerator	ea	$500.00	1	$500.00	
New cabinets/countertop (coffee bar)	sf	$300.00	6	$1,800.00	
Plumbing (new lavatory, toilet, WH)	ea	$3,000.00	3	$9,000.00	
New HVAC	sf	$20.00	620	$12,400.00	
New Electrical	LS	$20.00	620	$12,400.00	
	sf	*$89.85*	*Subtotal*	*$55,710.00*	*$55,710.00*

Grand Hall

Description	Units	Unit Cost	# Units	Totals	
Repair Entry Floor tile	LS	$1,000.00	1	$1,000.00	
HVAC Air Balance	ea	$10,000.00	1	$10,000.00	
New Chandeliers and Sconces (8 fixtures)	LS	$50,900.00	1	$50,900.00	
Electrical (installation)	LS	$500.00	8	$4,000.00	
Add Glass Enclosure to SE and SW Balconies					
Demo, Framing, Finishes	sf	$154.00	340	$52,360.00	
Mechanical/Electrical	sf	$35.00	340	$11,900.00	
Conservatory Package	ea	$297,355.00	1	$297,355.00	
			Subtotal	*$427,515.00*	*$427,515.00*

Carriage House

Description	Units	Unit Cost	# Units	Totals	
Roof Snow/Ice Guards	LS	$2,500.00	1	$2,500.00	
Structural Repair at Roof Framing	lf	$15,000.00	1	$15,000.00	
Enclose attic for conditioned Storage	sf	$10.00	2,000	$20,000.00	
Add HVAC section for new Storage	ea	$10.00	2,000	$20,000.00	
Electrical for new Storage	ea	$10.00	2,000	$20,000.00	
New Platform Lift	ea	$20,000.00	1	$20,000.00	
	sf	*$48.75*	*Subtotal*	*$97,500.00*	*$97,500.00*

RECAP

Sub Total Construction Cost			$1,134,550.00
General Conditions & Gen. Contractor's OH&P	20%	$0.00	$226,910
Total Construction Cost			**$1,361,460.00**
Estimated A/E Fees & Reimbursables			$118,724.10
Total Project Cost			**$1,480,184.10**

PROJECT DESCRIPTION and JUSTIFICATION

11.

A. Briefly describe the goal of this application.

The goal of this application is to secure funding to address a number of critical maintenance projects and cosmetic enhancements identified for the historic Governor's Mansion that will add value, safety and an enhanced quality of life for the current and future First Families and Mansion guests. Through a comprehensive inspection of the Governor's Mansion conducted in October 2015 by licensed commercial and residential inspector, Tom Allen and staff, an extensive list of general and critical maintenance items was developed. The list ranged from general maintenance tasks that could be corrected by Mansion staff to critical projects that will require design and project development by licensed architects and engineers. Through the assistance of Jameson Architects, known for their expertise in historical preservation and reconstruction, a priority list was developed of those items requiring the assistance of skilled designers and tradesmen in order to pursue. The task list ranges from repairs to the garden chat paths, exterior lighting upgrades, mechanical testing and balancing for occupant comfort, to basic amenity upgrades and enhancements for the first family's living areas. The specific areas to be addressed in this application are: Mansion Grounds, the First Family's Private Residence, Governor's Office, Guest House, Grand Hall and Carriage House. A site plan, along with a floor plan of the basement and first floor, will identify the location of each of the work elements outlined in item B below.

B. List and number specific work elements to be accomplished.

1) The Mansion Grounds/Site: the application includes repairs to damaged or failing areas of the Garden chat path installed in 2007 by P. Allen Smith. A number of areas have deteriorated as a result of the natural elements and will require selective areas of the path to be removed and replaced to match the existing 'Klingstone' product installed in 2007. The path deterioration is also creating a compliance concern with the Americans with Disabilities Act guidelines, whereas mobility may be restricted for some patrons. There is also the need for minor repairs to a damaged retaining wall, and landscaping replacements where plant materials have been

impacted by harsh conditions in both summer and winter months. *See Photograph #1 , Page 20 for Chat path repairs.*

A very exciting yet essential addition for the garden is the proper installation of a sculpture donated to the Mansion several years ago, but without adequate funding, the sculpture was placed in a bed of ground cover near the east entrance. This application proposes the addition of a reflecting pool in the east garden to further accentuate this gorgeous stainless steel sculpture created by Ryan T. Schmidt called the "The Rain of Faith". Properly displaying the sculpture has become more of a necessity than imagined because of its stainless steel construction. The sculpture can become very hot in the direct sunlight and it has even caused the surrounding ground cover to ignite due to the heat it generates! The intention and design of the artist is for the sculpture to be suspended by creating a large arc to gracefully hold the sculpture, allowing the wind to spin it around which will optimize its reflective attributes and engage the garden spectators. The sculptor recommends that the base support and arc be crafted from naval brass to create a contrast between the support and sculpture, but also to use a material that is immune to the natural elements requiring no maintenance. *See Photographs #2-3 of "Rain of Faith" Sculpture & Support. Pages 21 and 22.*

Lastly, repairs and improvements to down-lighting for the trees in the west garden are also recommended, and due to the very poor street lighting along 18th and Spring Streets at the Mansion perimeter, new street lamps and fixtures are proposed to improve the safety of the Mansion guests while making their way along the sidewalks to and from their vehicles. *See Site Plan – Exhibit "A", Page 32.*

2) Mansion Private Residence: many areas of the aging Mansion are addressed in this application, including a number of areas used by the First Family for their private residence. For many years, the focus of improvements for the Mansion has been on the public areas so that the Governor's Mansion could become a grand facility for all of Arkansas, preparing it to accommodate a wide variety of social and entertainment venues. As a result, the Governor's Mansion is truly a jewel of our State and is fulfilling the dream of being Arkansas' Hospitality Center. However, there are many areas, specifically those used by the First Family as their private residence that have been neglected or placed on the back burner for some time. For example, this application includes proposals from the basics of correcting ventilation deficiencies in the attic for energy efficiency and improved comfort for the family, to new gutters, downspouts and roof tiles.

Furthermore, the heating and air conditioning in the Private Residence is very much in need of new thermostats, an air balance and mechanical adjustments to improve the comfort level of the home. The guest room needs repair to the window millwork, and the powder room requires a new exhaust fan and duct. Because the Private Residence is so limited in area, the First Family does not have a kitchen or laundry room for their own use. With the majority of food preparation for the Mansion events being managed in the Grand Hall kitchen, the original Mansion kitchen provides a place for the First Family to enjoy the rare occasion of preparing their own meals and entertaining members of their family or personal guests with a luncheon or dinner. The original kitchen has foregone needed upgrades with the transition of meal preparation to the Grand Hall kitchen. This application includes the much needed electrical and plumbing upgrades in the kitchen to meet current health codes; cabinet re-facing and areas of countertop replacement; and the replacement of a few basic residential appliances. Furthermore, it may come as a surprise to know that the first family's residence does not include a washer and dryer for their personal use. Often, the family must wait until late hours of the evening when the laundry equipment for the Grand Hall and kitchen is not in use for laundering the mountains of table and kitchen linens soiled daily in order to do their own personal laundry. This application provides for the separation of the family's personal laundry with the purchase of a new commercial grade washer & dryer for the Grand Hall laundry. *See Photographs 4 & 5, Pages 23-24.*

Due to the cramped quarters of the Private Residence on the 2nd level, when the First Family does have the opportunity to entertain their family and personal guests, the basement family room is where they gather. The family room has also been neglected and void of upgrades. For example, the appliances in the wet bar are not operable, the carpets are stained and soiled from years of wear and tear and pets, the low basement drop-in ceiling has been further compromised with miles of abandoned cabling and wiring, and additional electrical conduit has been surface mounted to the wall rather than being concealed within the wall cavity. This application includes a proposal to maximize the ceiling height in the family room by simply removing the abandoned cabling/wiring and raising the drop-in ceiling to its maximum height to gain approximately 6-8 more inches of head room. Additionally, the family room proposal contemplates the replacement of carpet, fresh paint and adding a powder room so that the family does not have to go upstairs for a restroom. Currently, there is no powder room in

the basement, requiring the family members to sneak upstairs, even during public events, to reach a powder room! Simply modifying an existing janitorial closet will create a private powder room for the family in the basement. *See Mansion Basement Footprint–Exhibit "B", Page 33 and Photograph #6, Page 25.*

3) Mansion Library: through research of the Mansion's original construction and early improvements, it has been found that the Library, often used by the Governor and Mansion administration for meetings, has been modified over the years and has lost or covered up several of its most unique architectural elements. This application will allow for the restoration of the Library's original fireplace, reconstruction of its mantle, hearth and bookshelves, and return the Library very close to its original design. This will also include repairing and refinishing the beautiful hardwood floors, millwork repairs to the window panels, and patch and paint for the plaster walls. *See Mansion First Floor for location – Exhibit "C", Page 34 and Photograph #7, Page 26.*

4) Governor's Office: found in the detached east wing of the Mansion seen in Exhibit "A", the Governor's office has likely experienced the most extensive damage that was unfortunately not realized until it was too late. The wing has been without water service for several years, but the more critical issue discovered was a rodent infestation that deemed the building a health hazard by inspectors. Both squirrels and rats made themselves at home in the attic, sub-floor crawl space and within the wall cavities, literally peppering the areas with waste and saturating the insulation with urine. As a result, the Governor's Office became a health hazard and could not be used for months. The squirrels and rats have been eradicated and the crawl space has been abated of all living and decaying carcasses, but the odor and rodent urine requires all floor, wall and ceiling insulation to be replaced. This application will provide for the removal and replacement of some sheetrock, structural wood members compromised by the rodents, refinishing the hardwood floors and repairing/cleaning the original fireplace. Additionally, the office will require electrical, mechanical and plumbing upgrades to meet current codes and to get the water service to the office back in working order. To improve space efficiency, bookcases are proposed for organizing the Governor's working documents and resources. *See location found on Site Plan – Exhibit "A", Page 32 and Photograph #8, Page 27.*

5) Guest House: located in the opposite wing of the Mansion on the west and previously used as the "security hut", the Guest House has not yet been renovated to the extent necessary to comfortably and respectfully accommodate Mansion guests. The walls and ceiling of the 620 square foot Guest House is of lath and plaster construction and is showing its age with stress cracks in both the ceiling and separation at the base trim. The Guest House was last improved in 1977, but since that time, has been used as the Mansion Security Hut. In fact, even after the relocation of the Mansion's security staff to its facility at the east gate, the Guest House still houses the operating security panel in the bedroom closet. Nonetheless, the mechanical, electrical and plumbing equipment and fixtures have not been upgraded for nearly 40 years. In an effort to make this modest Guest House worthy of guests of the Governor and State, it is in need of the basic finishes starting with masonry repairs for the plaster walls and ceiling, insulation in the ceiling and walls for climate control and comfort, new powder room fixtures, new cabinets and counter top for the addition of a small coffee bar, new electrical to bring the suite up to code, replacement of the antiquated HVAC units, and installation of a tankless hot water heater. *See location found on Site Plan – Exhibit "A", Page 32 and Photographs #9-10, Pages 28-29.*

6) Grand Hall and Administrative Offices: the Grand Hall has become the Hospitality Center of Arkansas and the long running calendar of events is proof that it is in fact in very high demand requiring a full time administrative and maintenance staff to keep up with its break-neck calendar. The maintenance staff must be persistent and thorough to keep up with the extensive maintenance required to run a facility at this level of operation. The staff is doing an excellent job and at this time there are only a few repairs for the Grand Hall included with this application: repairs to the entry floor tile and performing an air balance of the HVAC system to keep the building operating as efficiently and comfortably as possible. Likewise, the Mansion administrative staff does a "Yeoman's" job keeping up with the packed calendar of events and providing direct support to the First Lady! The administrative offices for the Governor's Mansion and the First Lady's office are located on the 2nd level of the Grand Hall building. These two office areas see an extraordinary flow of traffic every day, and as the use of the Grand Hall and Mansion has continued to increase, so has the business of these offices. In an effort to maximize the use of the office areas, this application includes a proposal to convert the two exterior balconies found on both the

First Lady and Mansion Administrator's offices into functioning work space by way of a glass enclosure or conservatory. The balconies are rarely ever used and this will convert the existing floor area of the balconies into very attractive, usable office space. Not only will more space be gained for their office use, but the conservatories will also address a number of adverse conditions that are currently impacting the offices, such as the difficulty in maintaining comfortable temperatures in the offices with the extreme temperature swings in the summer and winter months, odors from the kitchen exhaust located directly below the Mansion Administrator's balcony, and precipitation or direct sun restricting use of the balconies without a roof to shelter from the elements. Not only is the design of the proposed conservatories aesthetically pleasing with the inclusion of the state flag motif, but the addition will be a truly complementary architectural feature enhancing the view of the Grand Hall from the gardens as each conservatory flanks the picturesque Grand Hall window façade. The balcony conversion will also provide a private setting in which the First Lady can entertain guests for a private luncheon without having to use the main dining room. *See Conservatory Conceptual Illustration – Exhibit "D1-3", Pages 35-37.*

Lastly, the application includes the addition of eight wall sconces and four crystal chandeliers in the Grand Hall vestibule and entryway which has become more and more the primary entrance for event guests when it is not necessary for organizations or party venues to utilize the Mansion for their function, thus further reducing the wear and tear and maintenance on the original Mansion. The current entry hall located at the west entrance has limited lighting and no decorative illumination. Custom fixtures are being proposed for the entry vestibule and the transition from the entry into the magnificent Grand Hall, with the commissioning of the pieces by Thomas Grant of Grant Chandeliers, Dallas, Tx, Mr. Grant was commissioned in 2009 for the beautiful custom-designed chandelier centerpieces hanging in the Grand Hall. The eight wall sconces and four ceiling-mounted fixtures will echo the design of the Grand Hall chandeliers, once again incorporating numerous traditional symbols of our State on a much smaller scale with the purpose of continuing a complementing lighting design throughout the grand facility. As the First Lady remarked, "guests will certainly know they have arrived at the Grand Hall" when they see these exquisite fixtures. *See Photographs #11, Page 30.*

7) Carriage House: the final element included in the application is improvements desired for more effective use of the Carriage House. The Carriage House is the work hub for the Mansion, Grand Hall and grounds/garden maintenance. It houses the maintenance office; all the tools and equipment utilized for the grounds and facility maintenance, and provides much needed storage for the entire facility. It was found during the inspection conducted by the licensed inspector that the joist hangers used for the Carriage House attic and roof structure were improperly installed and also lacked rafter ties creating a structural concern. After further inspection by a structural engineer, it was determined that structural strengthening is recommended to preserve the integrity of the roof structure. The good news is that once this structural repair is made, the attic space can be enclosed and used for expanded and much needed conditioned storage. The expansion of the HVAC in the Carriage House will also help to correct a long-running humidity and ventilation issue as a result of the building being constantly filled with ambient air due to the open nature of the Carriage House. The proposal will also add roof snow/ice guards for safety and a mechanical lift to assist with moving large items to the attic storage rather than by way of the single open staircase that has been deemed a safety risk. *See Site Plan – Exhibit "A", Page 32 for location and Photograph #12, Page 31.*

C. Describe the reason this project is essential at this time and the benefits to be derived.

As the popularity of the Governor's Mansion and Grand Hall has grown to become the premier hospitality center of Arkansas, its extensive use by organizations and Arkansas residents is welcomed and celebrated, but constant use does take a toll on the facilities over time. The Governor's Mansion is an impressive venue whereby we have the opportunity to showcase a jewel of our Arkansas heritage. However, with that popularity and extensive use, comes the costly task of maintenance and capital replacements. Routine and preventative maintenance is a daily task that requires a prudent and well-planned operations program. Unfortunately, the financial resources to perform all the maintenance tasks desired often falls short, and the maintenance staff is forced to pick and choose which elements must be addressed now verses those that will fall to a growing deferred maintenance list. That is the case with the numerous elements outlined in list "B" for the original Mansion structure. The inspector's report referenced herein was in excess of 100 pages outlining the current condition of the Mansion and areas of critical or urgent concern. The Mansion staff worked to categorize the report into three types of projects: (1) those that could be managed by the Mansion staff, (2) those projects requiring the assistance of an outside vendor but achievable, (3) and finally those projects requiring the services of a licensed architect and engineer for design development and project specifications. The Work Elements included in this application meets the criteria of #3 - those projects that require the services of a design professional or exceed the quote bid limit for procurement.

Specifically, the improvements outlined for the Mansion's private residence, Governor's Office and Guest House are perfect examples of projects that have continued to be placed on the back burner so that available resources could focus on the public areas of the Mansion and Grand Hall. With the Mansion Administration's priority being appropriated focused on creating an impressive and beautiful facility made available for Arkansans to celebrate an array of special occasions, it is well past time to turn our focus to the comforts of the First Family who reside in very limited quarters and graciously give up their private lives to serve and represent our State. The phrase "out of sight, out of mind" is probably the best way to explain why this project list consists primarily of areas out of the public eye. The needs are as basic and important as life-safety, to create an evacuation option through a window for the First Family from the second level in the event a fire blocks the staircase, or providing proper attic ventilation to reduce moisture and improve comfort, replacing inoperable appliances and providing a washer & dryer for the family to do their own laundry.

However, not to assume that the ANCRC Grant Application is the only resource being sought to fund the Mansion needs, it is important to know that the Mansion Association continues to privately raise thousands of dollars each year to complete a long list of cosmetic projects and make purchases ranging from remodeling the Grand Hall public powder room, refurbishing 24 dining room chair cushions, replacing custom draperies, purchasing 30 sets of table linens for the Grand Hall, to purchasing 37 additional pieces of antique stemware (to match existing). Their efforts even include the donation of a Bad Boy lawn mower for the Mansion ground. The list goes on and on with both the Mansion Association and Commission tapping as many resources as they can to seek financial support to address the needs of these grand facilities. Just in this past year, the Mansion Association expended approximately $400,000 for such improvements. Unfortunately, the list is extensive and the costly projects outlined in this application for deferred maintenance exceeds what the Association can realistically be expected to raise from private donors. The goal of the Association is to offer a home that reaches and appeals to all genres of the State so that every Arkansan feels welcome and comfortable in whatever venue fitting and imaginable for their purpose. The Association underwrites many of these events and therefore must be diligent in their efforts to seek funding however possible to preserve the State's home and treasure.

D. Which elements of the ANCRC grant review criteria does this project(s) address and how?

a. Resources

3. Archeological and Historical Features:

The Arkansas Governor's Mansion is listed on the National Register of Historic Places, having been the home of several significant political figures in Arkansas and the nation's history since 1950.

b. Vulnerability and Endangerment

1. Susceptibility of the resources to degradation and/or deterioration:

It is well known and proven that if property and improvements are not maintained and cared for on a routine basis, they will deteriorate and become more and more costly to repair and eventually reach the point of replacement. Whether the resources are directly impacted by the natural elements such as the needed repairs to the chat paths and replacements in the Mansion garden, or the deterioration of interior improvements due to neglect and deferred maintenance, the

Governor's Mansion project list touches on all these aspects. In order to preserve and maintain the resources of the Mansion as a whole, routine maintenance and care must be exercised, and while aging will continue, intentional care and attention will prolong its useful life.

c. Suitability for Proposed Use

3. Adequacy of the management concept and plan, and potential for effective site management:

The Mansion is most fortunate to have a full time staff of ten working daily to maintain and operate the facilities as effectively as they can to maximize its use. The staff is also fortunate that it has been able to retain experienced maintenance personnel who have a direct working experience and historical knowledge of the facility's operation. The Mansion's administration is extremely committed and passionate about caring for the facilities and improving this stately treasure to the best of their abilities and resources. They are extremely committed to these goals, working extended and tireless hours frequently to accommodate the lengthy list of events being hosted at the Mansion. The staff does not hesitate to reach out to available resources when it comes to operational or program aspects of the Mansion. Their goal is to be effective and if that requires calling in an outside resource to troubleshoot an issue or brainstorm how best to address a facility need, they reach out to bring in the experts when they can. They are committed and passionate about the responsibilities they hold.

d. Location

1. Regional balance of available resources:

The Governor's Mansion, located in the historic Mansion district and Quapaw Quarter near downtown Little Rock, it is not only the home of the sitting Governor and his family, but also a place for all citizens of the State to use and enjoy, thus providing regional balance in a central location of the State.

e. Cost

2. Availability of other funding:

The mission of the Arkansas Governor's Mansion Association is to raise funds through fundraisers and memberships to help support the upkeep and refurbishment of the Governor's Mansion. The Association is working diligently to raise funds to support the Mansion and have completed numerous projects and made multiple purchases over the past 12 months to meet its mission. However the list of needs is long

and the Association's resources are limited and focused on the aesthetics of the Mansion such as painting, decorating, furnishings, etc. The Association's resources are rarely used to subsidize the Mansion's facility operations or fund its critical maintenance.

Other funding is through general revenue appropriated and funded by the Arkansas Legislature through the Department of Finance & Administration. The Mansion budget is woefully short of the funds required to complete the deferred and critical maintenance needs of the Mansion.

4. Cost for management and stewardship:

The current appropriation and funding afforded the Governor's Mansion Commission for maintenance and operation of the Mansion is $301,330 per year. Emergency purchases for critical maintenance needs recently exceeded the current year's funding for FY16.

The current budget limits capital expenditures to no more than $10,000 per fiscal year.

g. Conformity

1. Conformity with plans, laws, and or/regulations currently existing, developed and/or administered by other State or Federal agencies:

The Arkansas Governor's Mansion is situated within a historically preserved neighborhood known as the Arkansas Governor's Mansion Historic District. The home and facilities are also protected by the Capitol Zoning District whose mission is to protect the "face" the State presents to its citizens and visitors. The improvements planned are not believed to adversely affect the District's historic status; and likewise, the proposed improvements are not inconsistent with the Capitol Zoning District plan to protect the unique character of the neighborhood and to preserve its historic significance.

h. Resource Planning

2. Coordination with prospective management agencies:

The Governor's Mansion Commission works closely with numerous government agencies for support of its operations and program resources:

DFA – Office of Administrative Services provides direct accounting and procurement support to the Mansion Commission.

DFA- Division of Building Authority is on-call for skilled trades support for repairs requiring licensed tradesmen and supports the Mansion Maintenance staff in the event of operational emergencies.

Department of Information Services provides direct support to the Mansion for telecommunications and also for back-up services in the event of a State of Emergency.

Department of Emergency Management provides direct support for the Mansion's "Continuation of Operations Plan" in the event of a disaster or State of Emergency. The department will also support the Mansion in the event that the Mansion is needed to operate as a Command Center in the event of a State of Emergency under the Governor's command. The Grand Hall has the ability to operate on an emergency generator in the event of a power failure.

E. What will happen to the project if the ANCRC does not fund this project?

There is no other funding source identified for the list of improvements included in this application. As mentioned previously, the thorough inspection completed for the Mansion facilities turned up an extensive list of repairs necessary to ensure the safety, health and prolonged life of all the facilities. Therefore, without funding from the ANCRC, the Governor's Mansion Commission and Association will have to re-allocate what resources are made available through the Mansion's FY17 operating budget and the Association's fund-raising to address immediate concerns. Therefore, requested improvements for the First Family's living areas, the Governor's Office and Guest House will all be deferred until other funding can be secured. Immediate operational improvements impacting code compliance and occupant comfort via the air balancing for HVAC, will take priority.

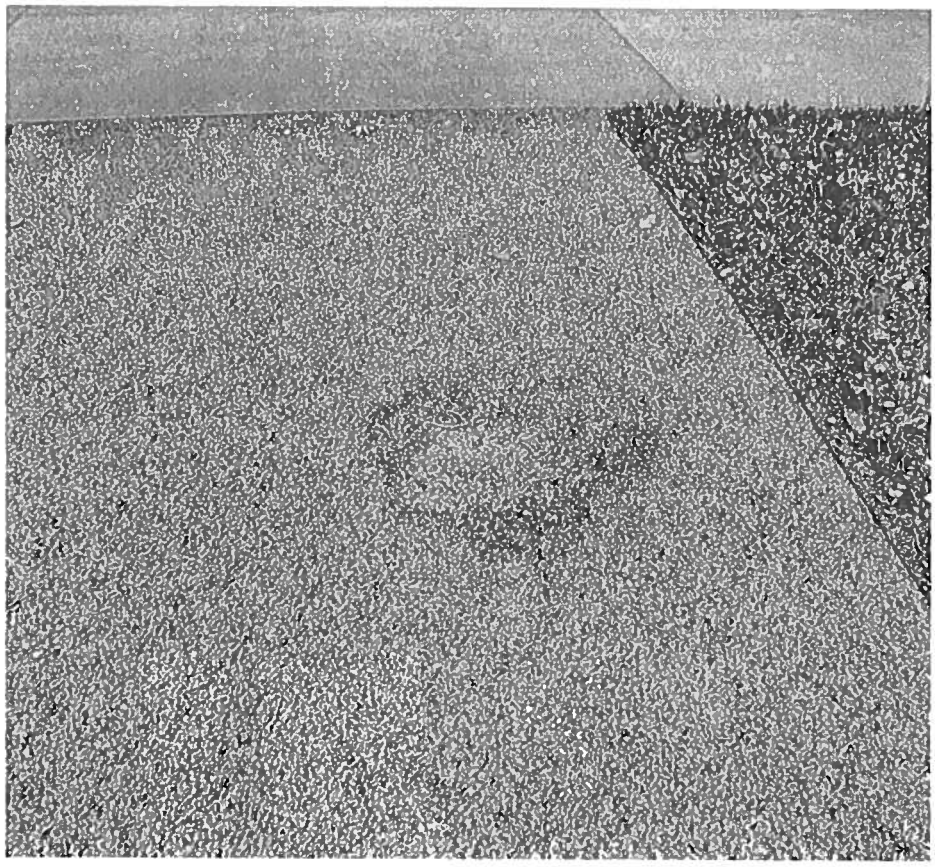
If the ANCRC is only able to provide partial funding through this application, the improvement list will be prioritized so that those needs impacting public safety and code compliance would take precedence, and public areas would be addressed before the upgrades to the First Family's living areas.

12. ATTACHMENTS:

A. Photographs of proposed project locations:

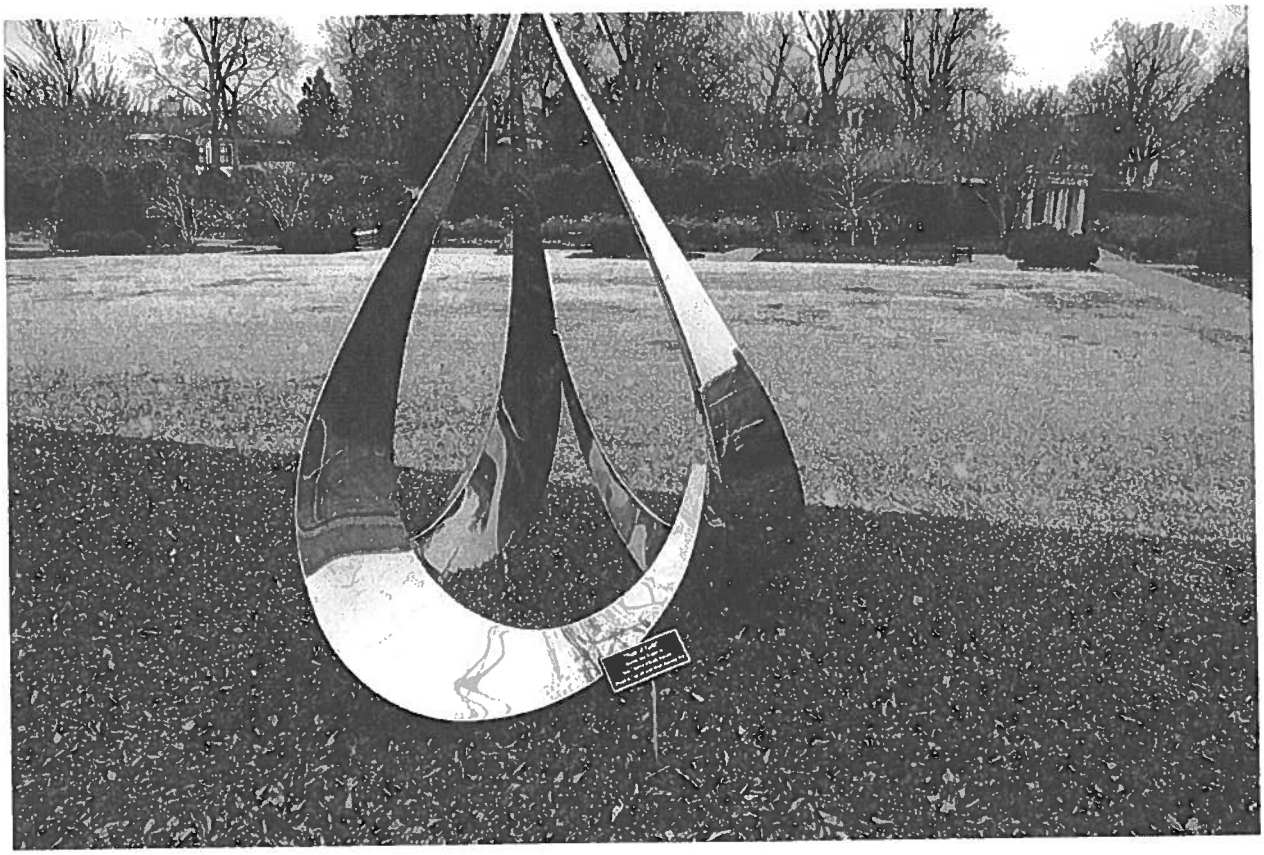
B. Other Attachments and supporting documents:

Arkansas Governor's Mansion Preservation Improvements
Photograph #1



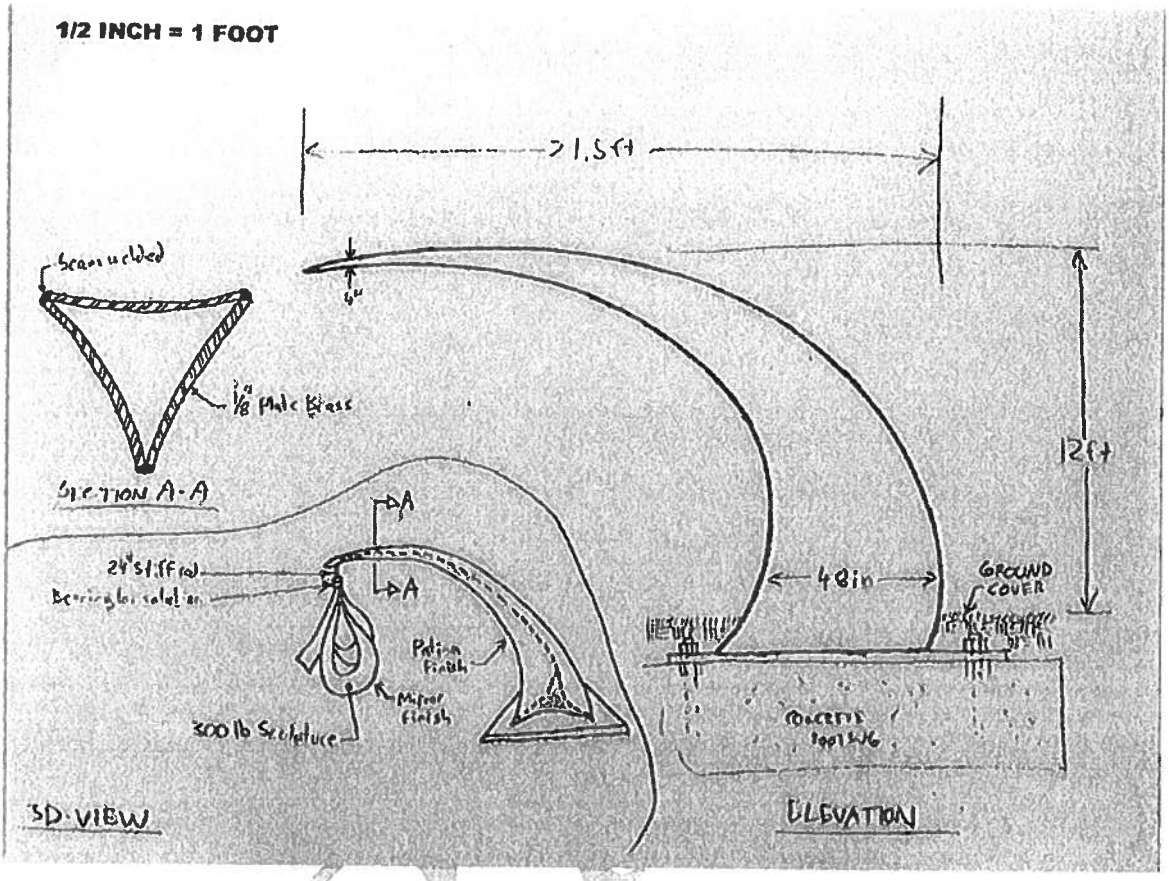
Imperfections developing in Mansion Garden Chat Paths

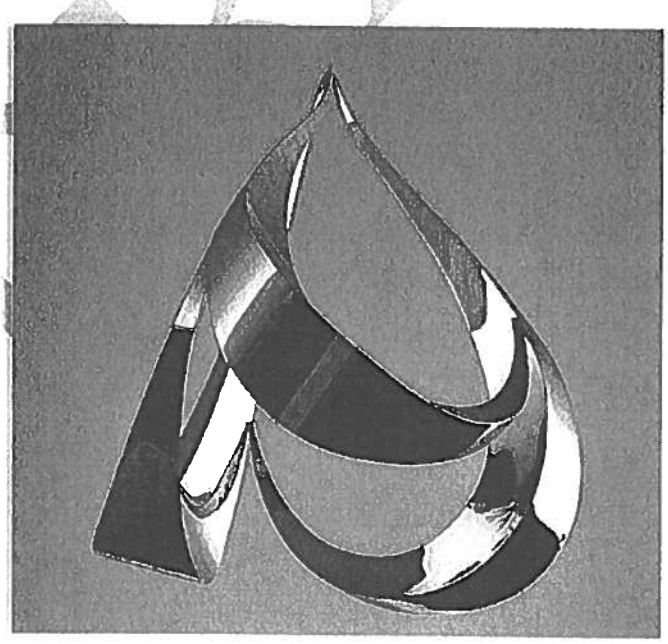
Arkansas Governor's Mansion Preservation Improvements
Photograph #2



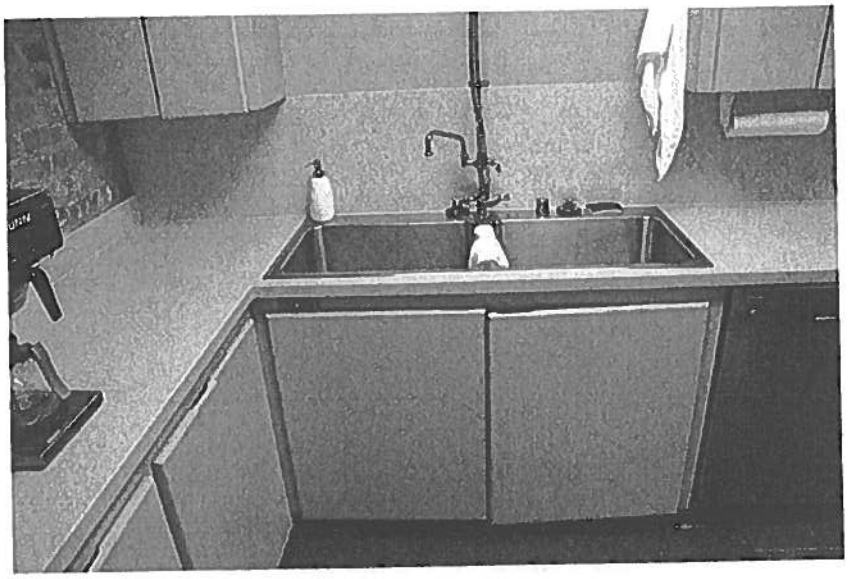
" Rain of Faith " sculpture in Mansion East Garden
Install base and arc support to suspend sculpture

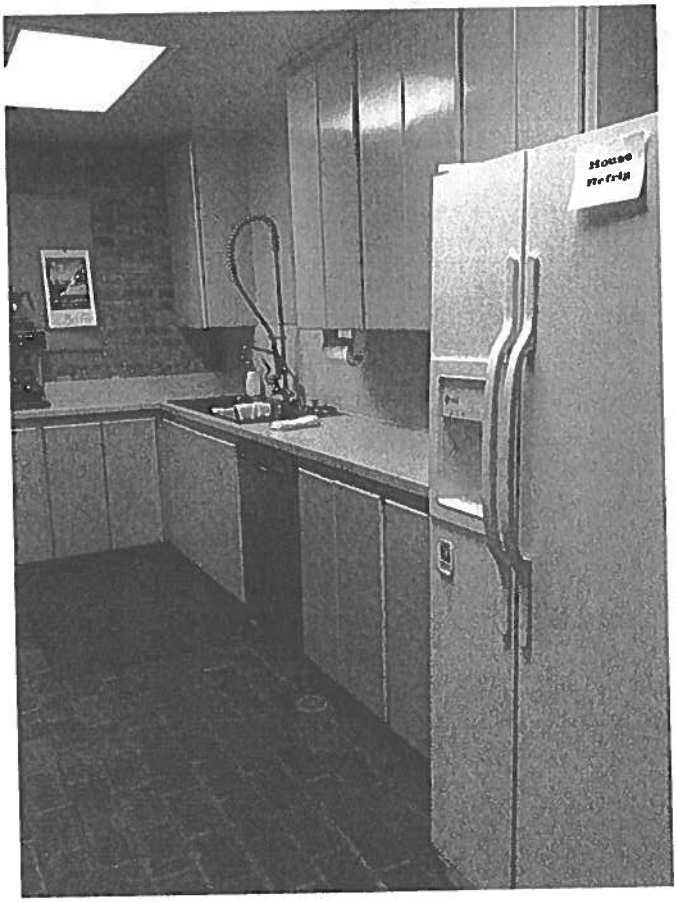
Photograph #3
Sketch of "Rain of Faith"
Sculpture & Support





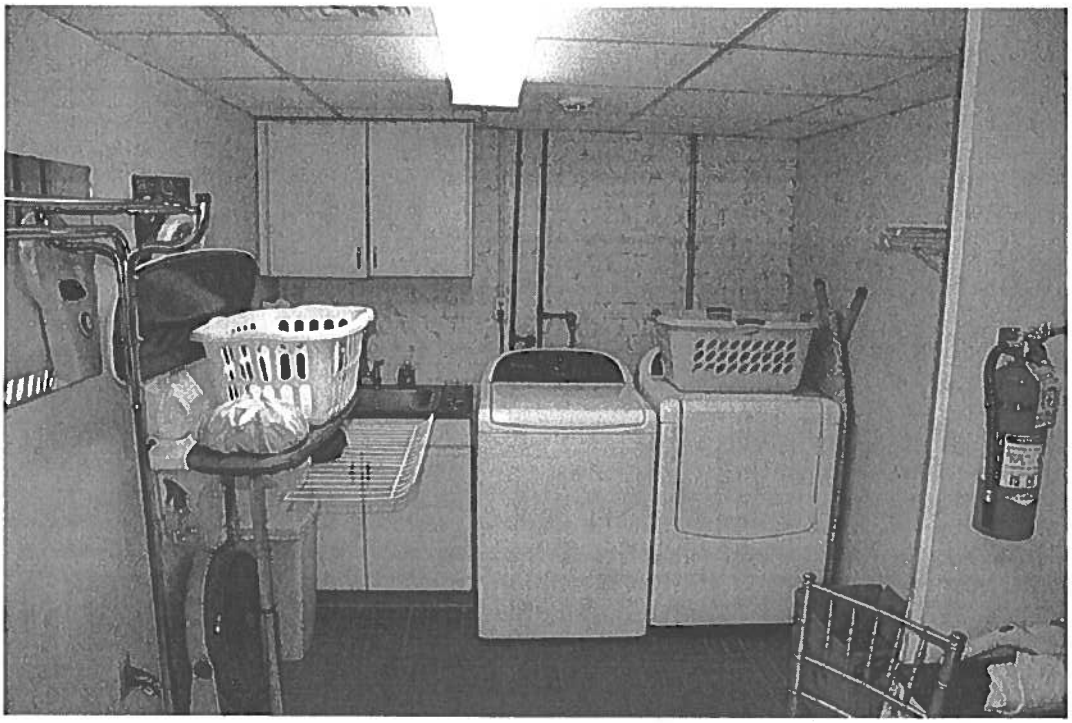
Arkansas Governor's Mansion Preservation Improvements
Photograph 4





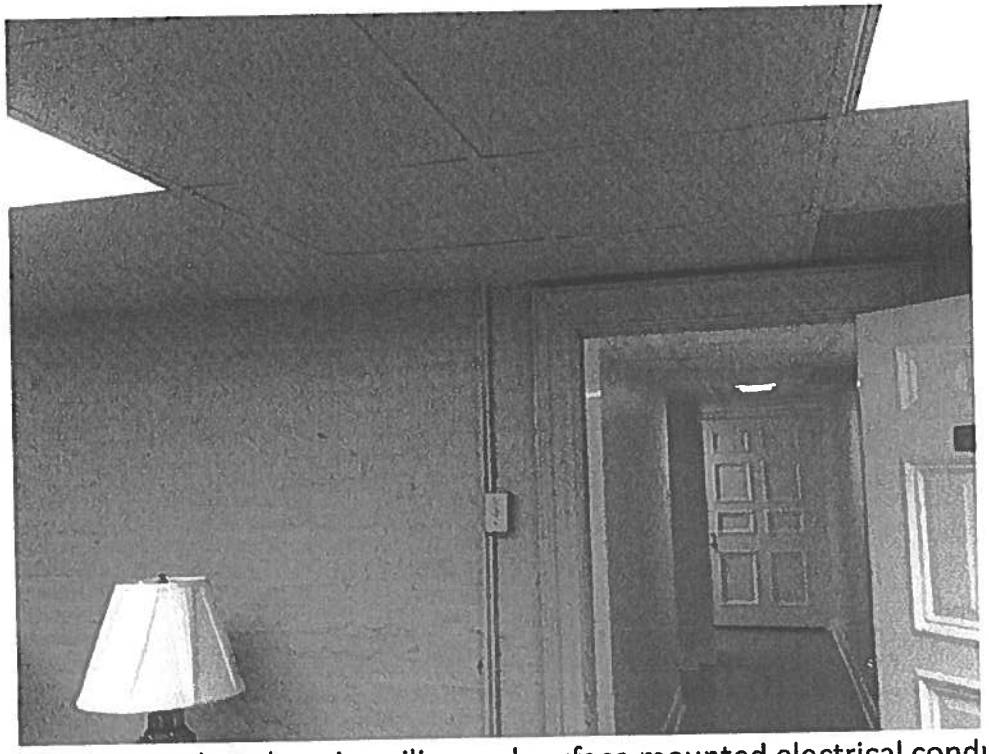
Original Governor's Mansion Kitchen now used by the First Family
Replace old countertops and re-face cabinets

Arkansas Governor's Mansion Preservation Improvements
Photograph #5

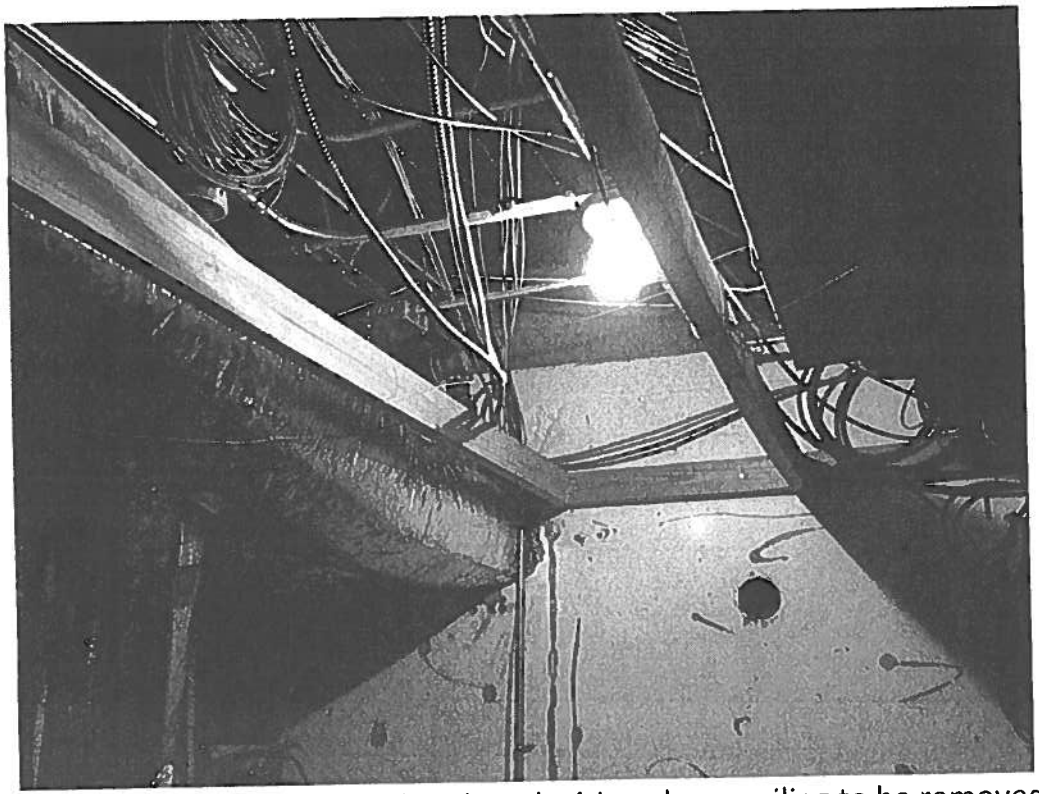


Current Laundry Room shared by the Mansion Staff and the First Family

Arkansas Governor's Mansion Preservation Improvements
Photograph #6

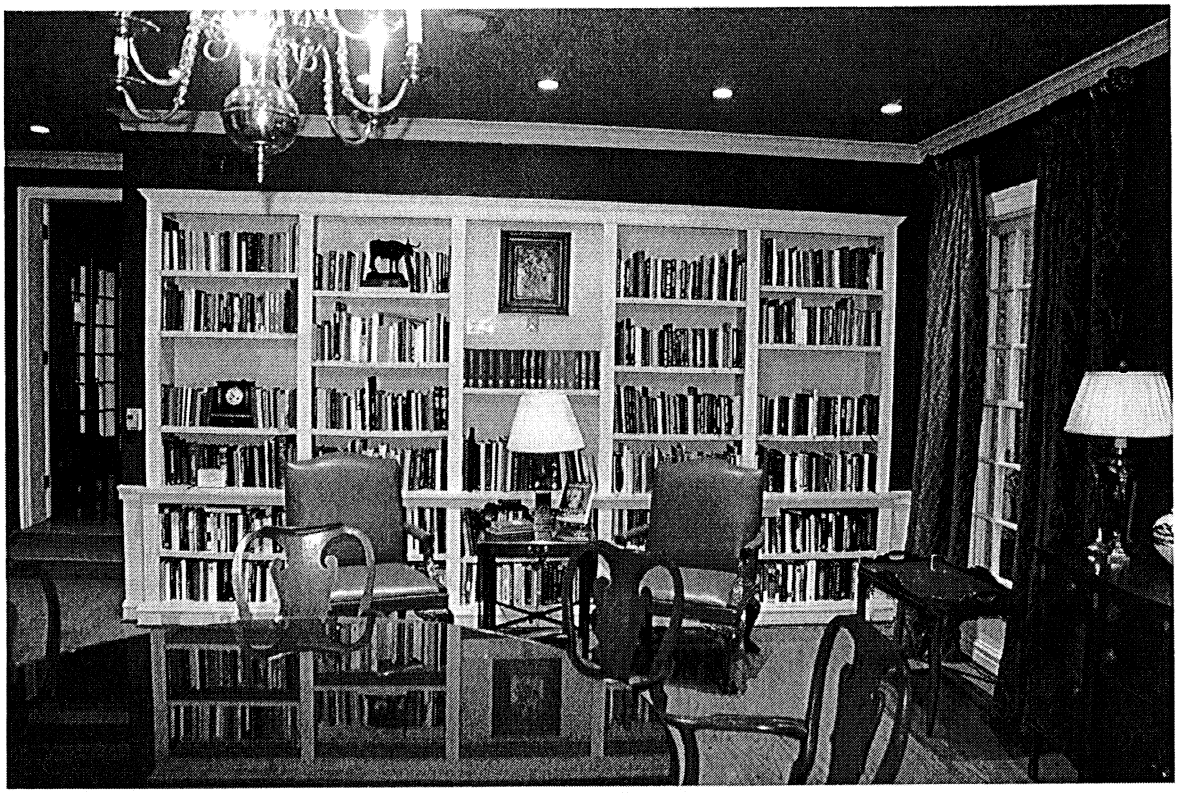


Family Room – low drop-in ceiling and surface mounted electrical conduit



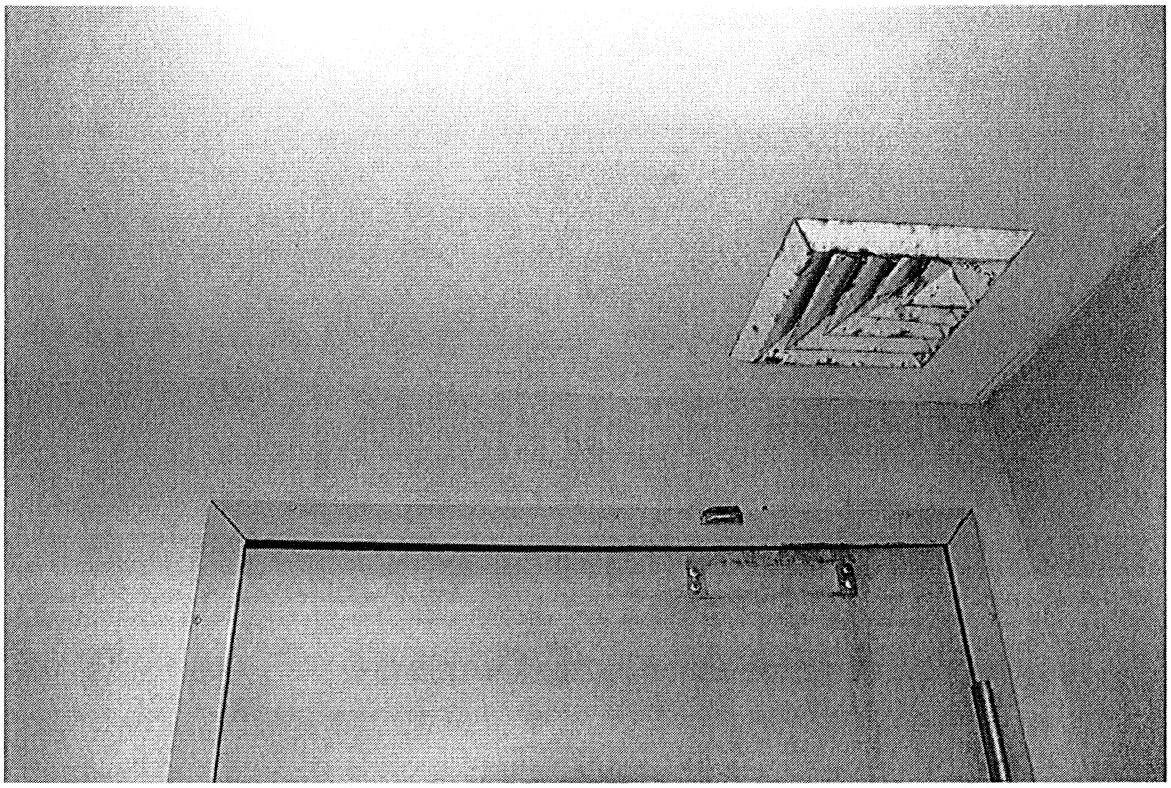
Family Room – example of abandoned wiring above ceiling to be removed.

Arkansas Governor's Mansion Preservation Improvements
Photograph #7



Governor's Mansion Library
Proposed restoration of original design - fireplace, hearth & mantel
with bookcases flanking each side

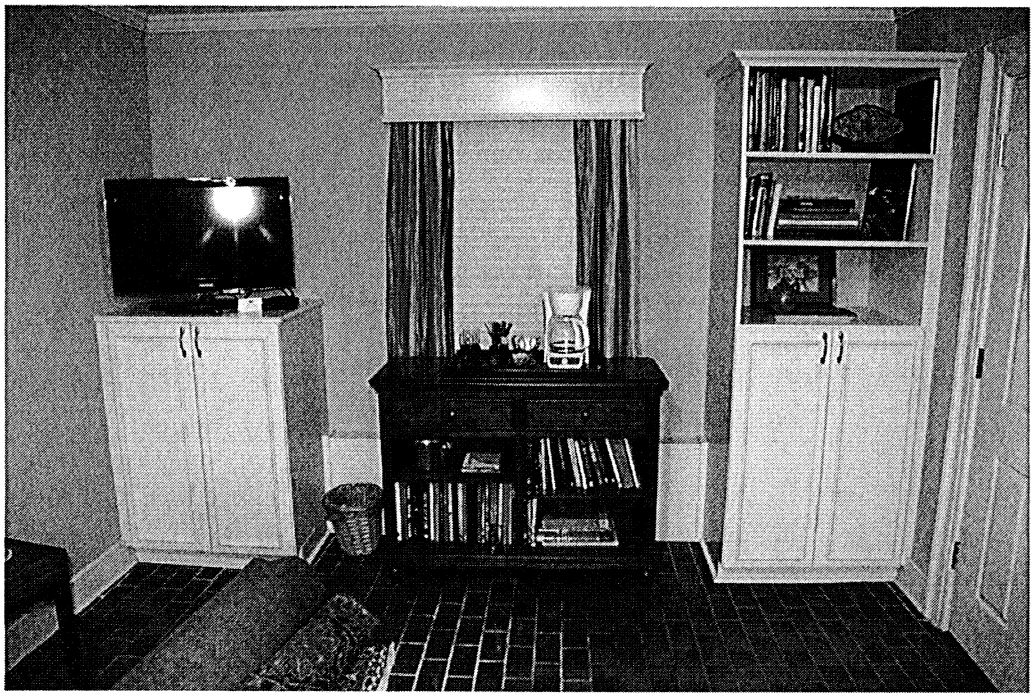
Arkansas Governor's Mansion Preservation Improvements
Photograph #8



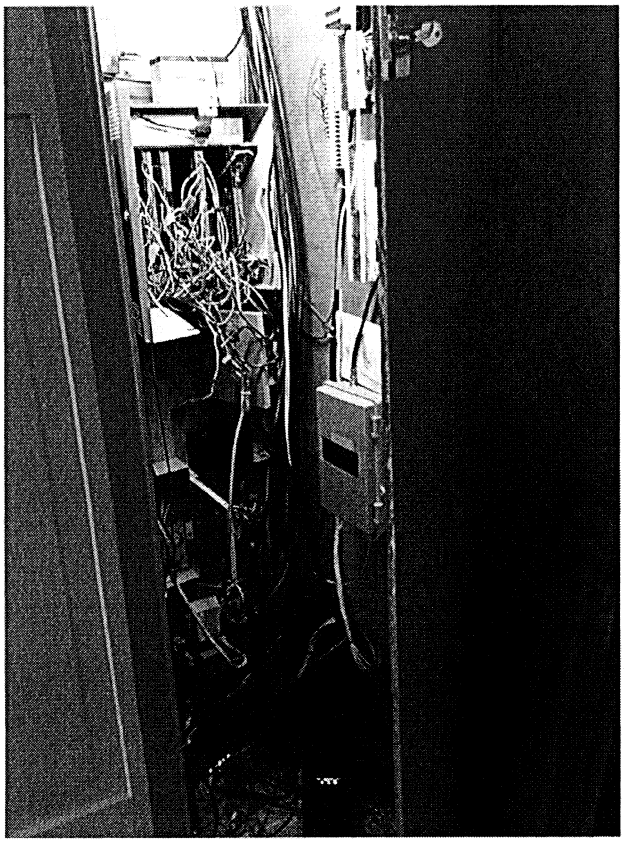
Evidence of moisture issues in Governor's Office

Arkansas Governor's Mansion Preservation Improvements
Photograph #9

Guest House: Above – showing crack in ceiling
Below – built-ins to be removed & replaced



Arkansas Governor's Mansion Preservation Improvements
Photograph #10



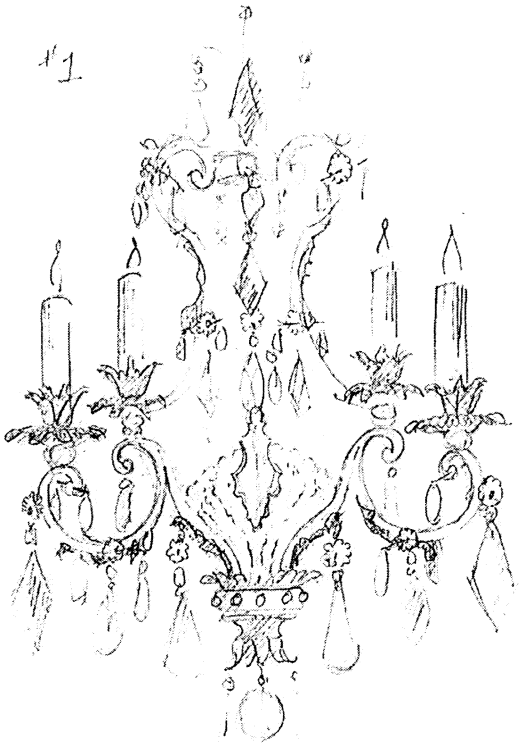
Guest House

Left – Flooring and cracking occuring along baseboards

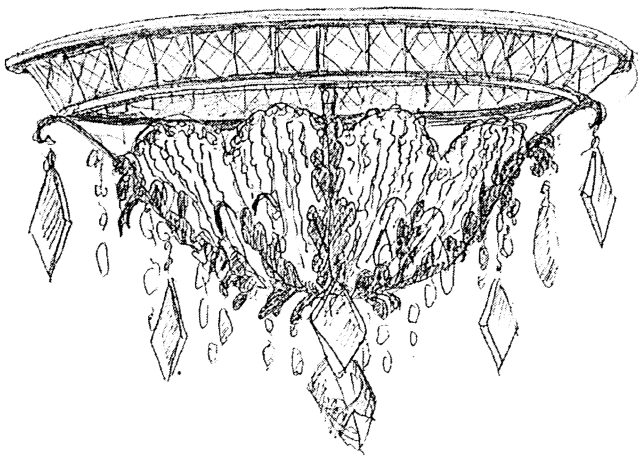
Right – Security Equipment remaining in Guest House closet

Arkansas Governor's Mansion Preservation Improvements
Photograph #11

Thomas Grant Chandeliers

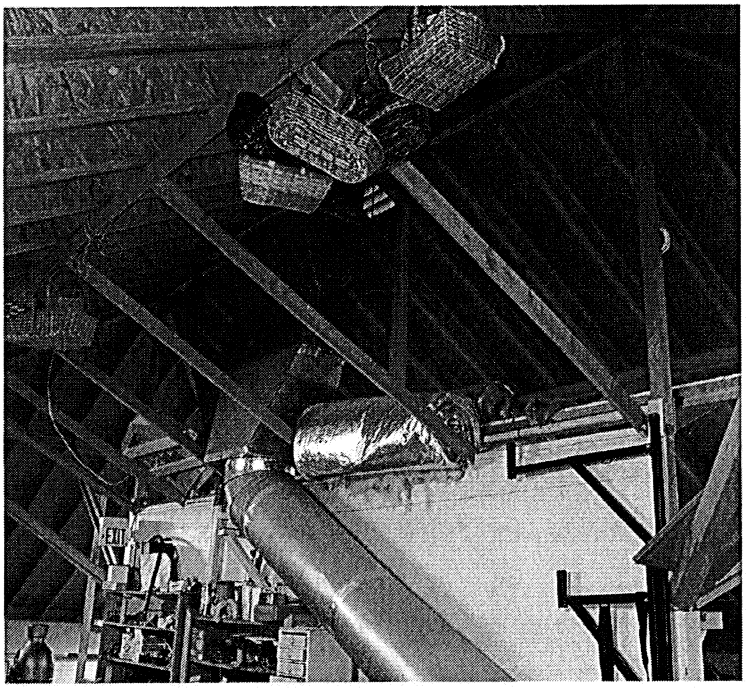


Wall Sconce Design for the Grand Hall West Entry Vestibule

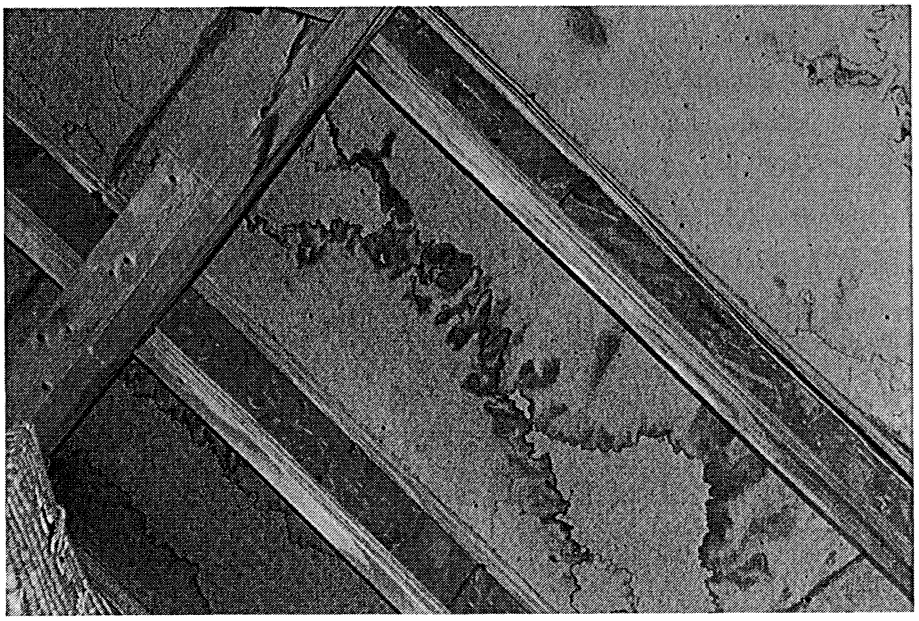


Ceiling Mounted Chandelier Design for Entryway leading to Grand Hall

Arkansas Governor's Mansion Preservation Improvements
Photograph #12



Interior – Attic of Carriage House



Water Stains in Attic of Carriage House

CERTIFICATION OF AGENCY APPROVAL

This is to certify that all requirements of the agency named below have been met in the preparation of the application, and that all applicable State of Arkansas laws and regulations will be followed in the completion of this project.

Agency Director: Anne W. Laidlaw (Print Name) **Phone:** 501-682-1833

(Signature) **Date:** 2/26/16

Institution Chief: Don Bingham, Mansion Administrator (Print Name and Title) **Phone:** 501-324-9805

(department director, president or chancellor, etc.)

(Signature) **Date:** 2/26/2016

To be completed by the Institution Chief:

Statement of Priority

This grant is rated a Priority # _____ of a total of _____ priorities of ANCRC grant requests for my department/institution.

Please note: If the agency is submitting more than one project under one application, or if submitting multiple projects under separate applications, each project must be given a priority rating (i.e., 1,2,3, etc.). Failure to set priorities will constitute an incomplete application and will result in the application(s) being returned.

Board or Commission Chair: Michael R. Mayton (Print Name)

(Signature) **Date:** 2/26/16

(chairman of agency's commission or advisory board, chairman of college board of trustees, etc.)

Arkansas Governor's Mansion Preservation

Phase I

Revised 6/13/16

ANCRC Grant Award					$ 1,100,000.00
Exterior/Gardens					
Description	**Estimate**	**Allocation**	**A/E Fees (8.5%)**	**GC Fee (20%)**	**Total**
Selective Demo of Damaged Gravel Walks	$ 18,000.00	$ 18,000.00	$ 1,530.00	$ 3,600.00	$ 23,130.00
Replace Damaged Gravel Walks	$ 40,000.00	$ 40,000.00	$ 3,400.00	$ 8,000.00	$ 51,400.00
Repair Retaining Wall	$ 3,000.00	$ 3,000.00	$ 255.00	$ -	$ 3,255.00
New Street Lighting (along 18th & Spring Streets)	$ 60,000.00		$ -	$ -	$ -
Repair/Improve Downlighting on Trees (west)	$ 10,000.00	$ 10,000.00	$ 850.00	$ -	$ 10,850.00
Garden Landscape Improvements	$ 60,000.00	$ 60,000.00	$ 5,100.00	$ 12,000.00	$ 77,100.00
New Garden Reflecting Pool	$ 25,000.00	$ 25,000.00	$ 2,125.00	$ 5,000.00	$ 32,125.00
Foundation, Crane & Installation	$ 3,000.00	$ 3,000.00	$ 255.00	$ 600.00	$ 3,855.00
Sculpture Base and Support	$ 128,133.00	$ 128,133.00	$ 10,891.30	$ 25,626.60	$ 164,651.00
Subtotal	**$ 347,133.00**	**$ 287,133.00**	**$ 24,406.30**	**$ 54,826.60**	**$ 366,366.00**
Mansion					
Attic - New Soffit vents	$ 1,600.00	$ 1,600.00	$ 136.00	$ 320.00	$ 2,056.00
Attic - new ridge vents and tile repairs	$ 8,000.00	$ 8,000.00	$ 680.00	$ 1,600.00	$ 10,280.00
Attic - new gutters and downspouts	$ 4,080.00	$ 4,080.00	$ 346.80	$ -	$ 4,426.80
Subtotal	**$ 13,680.00**	**$ 13,680.00**	**$ 1,162.80**	**$ 1,920.00**	**$ 16,762.80**
Guest Room - millwork at window	$ 3,250.00	$ 3,250.00	$ 276.25	$ 650.00	$ 4,176.25
Subtotal	**$ 3,250.00**	**$ 3,250.00**	**$ 276.25**	**$ 650.00**	**$ 4,176.25**
Revised 6/13/16					
2nd Floor (Private Residence) - HVAC evaluation	$ 7,517.25				$ 7,517.25
2nd Floor - replace/upgrade thermostats	$ 4,800.00	$ 4,000.00	$ 340.00	$ 800.00	$ 5,140.00
2nd Floor - air balance & mechanical adjustments	$ 5,000.00	$ 5,300.00	$ 465.00	$ 1,060.00	$ 6,825.00
Subtotal	**$ 9,800.00**	**$ 9,300.00**	**$ 805.00**	**$ 1,860.00**	**$ 19,482.25**
Powder Room - new exhaust fan & duct	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000.00
Subtotal	**$ 1,000.00**	**$ 1,000.00**	**$ -**	**$ -**	**$ 1,000.00**
Kitchen - replace countertops	$ 7,000.00	$ 7,000.00	$ 595.00	$ -	$ 7,595.00
Kitchen - cabinet alterations (refacing)	$ 7,500.00	$ 7,500.00	$ 637.50	$ 1,500.00	$ 9,637.50
Kitchen - new cabinets	$ 3,000.00	$ 3,000.00	$ 255.00	$ 600.00	$ 3,855.00
Kitchen - new cabinet hardware	$ 1,500.00	$ 1,500.00	$ 127.50	$ 300.00	$ 1,927.50
Kitchen - new residential range/oven & dishwasher	$ 10,000.00	$ -	$ -	$ -	$ -
Kitchen - Plumbing for dishwasher & sink	$ 1,500.00	$ 1,500.00	$ 127.50	$ 300.00	$ 1,927.50
Kitchen - electrical	$ 2,000.00	$ 2,000.00	$ 170.00	$ 400.00	$ 2,570.00
Subtotal	**$ 32,500.00**	**$ 22,500.00**	**$ 1,912.50**	**$ 3,100.00**	**$ 27,512.50**
Laundry Room - new finishes in existing	$ 4,000.00	$ 4,000.00	$ 340.00	$ 800.00	$ 5,140.00
Laundry Room - New plumbing for new W&D	$ 2,000.00	$ 2,000.00	$ 170.00	$ 400.00	$ 2,570.00
Laundry Room - New electrical for new W&D	$ 2,000.00	$ 2,000.00	$ 170.00	$ 400.00	$ 2,570.00
Laundry Room - New Commercial W&D	$ 3,500.00	$ 3,500.00	$ -	$ -	$ 3,500.00
Subtotal	**$ 11,500.00**	**$ 11,500.00**	**$ 680.00**	**$ 1,600.00**	**$ 13,780.00**
Family Room - New finishes (carpet, paint, etc.)	$ 23,380.00	$ 23,800.00	$ 2,023.00	$ 4,760.00	$ 30,583.00
Family Room - New millwork for wetbar	$ 1,800.00	$ 1,800.00	$ 153.00	$ 360.00	$ 2,313.00
Family Room - New microwave	$ 300.00	$ 300.00			$ 406.23
Family Room - Electrical for lighting, etc.	$ 6,680.00	$ 6,680.00	$ 567.80	$ 1,336.00	$ 8,583.80
Family Room - Mechanical revisions	$ 5,344.00	$ 5,344.00	$ 454.24	$ 1,068.80	$ 6,867.04
Subtotal	**$ 37,504.00**	**$ 37,924.00**	**$ 3,198.04**	**$ 7,524.80**	**$ 48,753.07**
Basement Powder Room - finishes	$ 2,400.00	$ 2,400.00	$ 204.00	$ 480.00	$ 3,084.00
Basement Powder Room - accessories	$ 1,000.00	$ 1,000.00	$ 85.00	$ 200.00	$ 1,285.00
Basement Powder Room - plumbing	$ 6,000.00	$ 6,000.00	$ 510.00	$ 1,200.00	$ 7,710.00
Basement Powder Room - mechanical	$ 1,000.00	$ 1,000.00	$ 85.00	$ 200.00	$ 1,285.00
Basement Powder Room - Electrical	$ 1,500.00	$ 1,500.00	$ 127.50	$ 300.00	$ 1,927.50
Subtotal	**$ 11,900.00**	**$ 11,900.00**	**$ 1,011.50**	**$ 2,380.00**	**$ 15,291.50**
Revised 6/13/16					

Attachment C

Arkansas Governor's Mansion Preservation

Phase I

Revised 6/13/16

Library - bookshelf demolition	$ 500.00	$ 500.00	$ 42.50	$ 100.00	$ 642.50
Library - new hearth & surround	$ 2,500.00	$ 2,500.00	$ 212.50	$ 500.00	$ 3,212.50
Library - new mantle	$ 2,000.00	$ 2,000.00	$ 170.00	$ 400.00	$ 2,570.00
Library - new millwork	$ 3,000.00	$ 3,000.00	$ 255.00	$ 600.00	$ 3,855.00
Library - carpentry repairs (window panels)	$ 1,500.00	$ 1,500.00	$ 127.50	$ 300.00	$ 1,927.50
Library - patch & paint existing plaster	$ 6,720.00	$ 6,720.00	$ 571.20	$ 1,344.00	$ 8,635.20
Library - repair/refinish hardwood floors	$ 4,368.00	$ 4,368.00	$ 371.28	$ 873.60	$ 5,612.88
Library - New Electrical cable	$ 1,500.00	$ 1,500.00	$ 127.50	$ 300.00	$ 1,927.50
Subtotal	**$ 22,088.00**	**$ 22,088.00**	**$ 1,877.48**	**$ 4,417.60**	**$ 28,383.08**
Governor's Office					
Governor's Office - interior demo	$ 2,480.00	$ 2,480.00	$ 210.80	$ 496.00	$ 3,186.80
Governor's Office - clean/repair fireplace & damper	$ 300.00	$ 300.00	$ -	$ -	$ 300.00
Governor's Office - new gutters & downspouts	$ 2,160.00	$ 2,160.00	$ -	$ -	$ 2,160.00
Governor's Office - insulate walls	$ 3,120.00	$ 3,120.00	$ 265.20	$ 624.00	$ 4,009.20
Governor's Office - insulate ceiling	$ 930.00	$ 930.00	$ 79.05	$ 186.00	$ 1,195.05
Governor's Office - refinish floor	$ 4,030.00	$ 4,030.00	$ -	$ -	$ 4,030.00
Governor's Office - interior gyp board, paint & fin	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Governor's Office - new plumbing	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Governor's Office - new mechanical	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Governor's Office - new electrical	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Subtotal	**$ 62,620.00**	**$ 62,620.00**	**$ 4,771.05**	**$ 11,226.00**	**$ 78,617.05**
Guest House					
Guest House -Interior demo	$ 1,860.00	$ 1,860.00	$ 158.10	$ 372.00	$ 2,390.10
Guest House - Masonary repairs	$ 1,000.00	$ 1,000.00	$ 85.00	$ 200.00	$ 1,285.00
Guest House - insulate walls	$ 3,120.00	$ 3,120.00	$ 265.20	$ 624.00	$ 4,009.20
Guest House -insulate ceiling	$ 930.00	$ 930.00	$ 79.05	$ 186.00	$ 1,195.05
Guest House - new gutters & downspouts	$ 2,160.00	$ 2,160.00	$ 183.60	$ 432.00	$ 2,775.60
Guest House - interior gyp board, paint & finish	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Guest House - microwave & small refrigerator	$ 500.00	$ 500.00	$ 42.50	$ 100.00	$ 642.50
Guest House - new cabinets/countertops	$ 1,800.00	$ 1,800.00	$ 153.00	$ 360.00	$ 2,313.00
Guest House - plumbing/lavatory, toilet and WH	$ 9,000.00	$ 9,000.00	$ 765.00	$ 1,800.00	$ 11,565.00
Guest House - new HVAC	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Guest House - new electrical	$ 12,400.00	$ 12,400.00	$ 1,054.00	$ 2,480.00	$ 15,934.00
Subtotal	**$ 57,570.00**	**$ 57,570.00**	**$ 4,893.45**	**$ 11,514.00**	**$ 73,977.45**
Grand Hall					
Repair Entry Floor tile	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000.00
HVAC evaluation & balance	$ 15,000.00	$ 15,000.00	$ 1,275.00	$ 3,000.00	$ 19,275.00
New Chandeliers & Sconces	$ 50,900.00	$ 45,900.00	$ 3,901.50	$ -	$ 49,801.50
Electrical	$ 4,000.00	$ 4,000.00	$ 340.00	$ 800.00	$ 5,140.00
Add Glass Enclosures - Conservancy (2)	$ 361,615.00	$ 164,830.00	$ 14,010.55	$ 32,966.00	$ 211,806.55
Subtotal	**$ 432,515.00**	**$ 230,730.00**	**$ 19,527.05**	**$ 36,766.00**	**$ 287,023.05**
Carriage House					
Roof Snow/Guards	$ 2,500.00	$ 2,500.00		$ -	$ 2,500.00
Structural Repair for Roof framing	$ 15,000.00	$ 15,000.00	$ 1,275.00	$ 3,000.00	$ 19,275.00
Enclose attic for conditioned storage	$ 20,000.00	$ 20,000.00	$ 1,700.00	$ 4,000.00	$ 25,700.00
Add HVAC for new Storage	$ 20,000.00	$ 20,000.00	$ 1,700.00	$ 4,000.00	$ 25,700.00
Electrical for new storage	$ 20,000.00	$ 20,000.00	$ 1,700.00	$ 4,000.00	$ 25,700.00
New Platform Lift	$ 20,000.00	$ 20,000.00	$ -	$ -	$ 20,000.00
Subtotal	**$ 97,500.00**	**$ 97,500.00**	**$ 6,375.00**	**$ 15,000.00**	**$ 118,875.00**
Grand Total	**$ 1,140,560.00**				
Total Allocated to Award					**$ 1,100,000.00**
Funds Remaining					**$ -**

STATE OF ARKANSAS

Department of Finance and Administration

DIVISION OF BUILDING AUTHORITY
501 Woodlane Street, Suite 101N
Little Rock, Arkansas 72201
Phone: (501) 682-1833
Fax: (501) 682-5589
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Arkansas Governor's Mansion Preservation Projects
ANCRC Grant Award Report
July 1 - October 31, 2016

On May 11, 2016, the Division of Building Authority (DBA) received a Grant Award Contract from the Arkansas Natural and Cultural Resources Council for $1,100,000 for the Arkansas Governor's Mansion Preservation. The Contract period began July 1, 2016. On June 13, 2016, the DBA presented a final Grant Award Budget to prioritize the projects it would work to complete during the 12-month grant period.

The DBA immediately began consulting with the Mansion Staff and design professionals Tommy Jameson of Jameson Architects and Doug Bowd of MPE Consulting Engineers, Inc. to initiate preliminary design and scope of work for the projects prioritized for July – December, 2016. In consultation with the First Lady and Mansion Staff, a revised budget was submitted and work was underway.

Progress Summary:
July, 2016:

1) Project scope and architectural and engineering plans and specs were developed for the following work pertaining to the Private Residence: COMPLETE
   - Correcting ventilation deficiencies in the Mansion attic to improve energy efficiency and reduce heat load impacting the private residence with the installation of a ridge vent on the roof and installation of an exhaust fan to ventilate a vertical chase impacting temperatures at all levels of the Mansion including the guest powder room.
   - Air balance, mechanical adjustments through new ductwork, make-up air unit, separation of HVAC zones and new programmable thermostats for the private residence.
   - Adding an exhaust fan in the elevator lobby of the private residence for ventilation.
   - Recommissioning a de-humidifier in the basement to reduce moisture levels in the Mansion and more efficiently manage comfort levels.
   - Added exhaust fan in guest powder room.

2) Began re-design of Mansion Family Kitchen with First Lady: DESIGN COMPLETE
   - Revised functional design of kitchen for improved work flow and correcting deficiencies.
   - Selected new appliances to complete kitchen design and specifications.

3) Garden Chat Path Repairs: PENDING
   - Consulted with original chat path installer to develop replacement plan.
   - Due to contractor availability and pending installation of new sculpture garden, this project will be postponed until late Spring, 2017.

Attachment
D

August, 2016:

1) Troubleshooting the air flow for the Grand Hall and reverse correct negative air pressure to positive pressure through tweaking of the use of exhaust fans, dampers for the Energy Recovery Unit (ERU) and trained staff on the operation of the exhaust fans and ERUs. The test and balance has been completed and the facility is operating under positive pressure. COMPLETE

2) Began design work for the improvements to the Governor's Office & Guest Cottage remodels. DESIGN COMPLETE

September, 2016:

1) Grand Hall Chandeliers:
   - Made final payment on new wall sconces for the Grand Hall west entry foyer. Sconces received and installed. COMPLETE
   - Processed 50% deposit to be begin production of the four (4) ceiling mounted fixtures for the upper level of the Grand Hall entry. The fixtures will be in production for several months.

2) Finalized design of Governor's Office Cottage and Guest Cottage Renovations: IN PROGRESS
   - Scheduling demolition of existing finishes through the Department of Correction for mid-October with reconstruction to begin in early November.
   - First Lady making finish selections.
   - Asbestos and Lead-Based Paint testing was completed and resulted in a letter of clearance for work to proceed.

3) Rain of Faith Sculpture Garden: IN PROGRESS
   - Reviewed garden design with Holly Wyman, Mansion Grounds Manager
   - Established general project timeline for completion in the Spring, 2017.
   - Commissioned fabrication of sculpture support with artist, Ryan T. Schmidt.
   - Consulted with Larry Rogers of Parrot Bay Pools for reflecting pool design & logistics.

4) Mansion Roof Leak – leak found and repairs completed by Bray Sheet Metal COMPLETE

5) Commercial Washer & Dryer for Grand Hall Linens: PENDING INSTALLATION
   - Dexter 30 lb, 6-cycle washer and 30 lb gas dryer were ordered on September 7th
   - Prepping for all utility connections have been completed and waiting installation.
   - Installation scheduled for November 1 by AAdvantage Laundry Systems.

October, 2016:

1) Governor's Office Cottage & Guest Cottage: IN PROGRESS
   - Governor's Office relocated to the Mansion Library during construction - COMPLETE
   - Interior demolition of Governor's Office in preparation for re-construction – COMPLETE
   - Limited demolition in Guest Cottage for scheduled improvements – COMPLETE
   - Receiving price quotes from skilled trades for improvements – due October 25.
   - DBA finalizing improvement specifications and First Lady making finish selections.
   - Reconstruction of Office Cottage scheduled to begin October 26.

STATE OF ARKANSAS
ASA HUTCHINSON
GOVERNOR

June 30, 2016

Ms. Charlene Reed, Chairman
Governor's Mansion Commission
6914 Lucea Ct
Little Rock, AR 72210

Re: Gifts from the Governor's Mansion Association

Dear Chairman Reed,

I received a letter on June 29, 2016, from the President of the Governor's Mansion Association, Mrs. Jan Zimmerman, which set forth a list of items to be gifted to the Governor's Mansion. Pursuant to Arkansas Code Annotated sections 22-3-805(a)(3)(A) and 22-3-805(a)(3)(B), the Governor's Mansion Commission has the authority to solicit and accept gifts, grants, or donations of or for the purchase of furnishings, fixtures, works of art, trees, shrubs, landscaping and similar contents and appurtenances, so long as they are accepted with approval of the Governor.

In light of the foregoing, I hereby approve the Commission to accept the items submitted by the Association.

Sincerely,

Asa Hutchinson

cc: Jan Zimmerman

Attachment E

500 WOODLANE STREET, SUITE 250 • LITTLE ROCK, AR 72201
TELEPHONE (501) 682-2345
www.governor.arkansas.gov

Christmas 2015 Purchases

Direct Export
Direct Export
Direct Export
K&K Interiors, Inc.
K&K Interiors, Inc.
Park Hill Collection
Raz
Raz
Mark Roberts
Mark Roberts
Mark Roberts
Sullivans

Christmas 2016 Purchases

Direct Export
Goetz
MAC Sculpture
Regency International
Katherine's Collection
Mark Roberts
Mark Roberts
Dr. Livingstone, I Presume
Coming Home
The Light Garden Coming Home
Coming Home
Fabulous Finds
Tipton Hurst
SanSaba River Pecan Co
Expo Décor LLC

Family Dining Room Purchases

Crystal Gold Band Stemware (New Orleans)

First Lady's Office Purchases

Lee Jofa Material to recover chairs
Robby Chism labor to recover chairs

Foyer Purchases

Pair French Marble & Bronze lamps
French Brass & Crystal Chandelier at landing
French cut glass flush mount fixture
Wall paper for powder room
Wastebasket & soap pump powder room
Toilet Paper Holder
Carvers' Guild Mirrors
PC Hardware Pull and Light Switch Cover
Plumbing Warehouse 1st Toilet

Grand Hall Purchases

CWP Productions up lights
Tablecloth Co. Cinnabar Tablecloth
Co. Gold
Tablecloth Co. Black
Tablecloth Co. Ivory
Colours Bench Glazing
LaBarge Mirrors in GH Bathrooms
Fixed Rate Moving GH Bath Mirrors
Ellen Golden Faux Tulips Wallpaper
Hanging GH Bathrooms Lamps Plus
GH Bathrooms
Light Innovations GH Bathrooms
GH Bathroom Wallpaper
Hadidi Rug Upper Atrium
Coming Home Rug GH Entry
Tablecloth Inspiration brow/gold

Library Purchases

Antique Ivory Inlaid Secretary
Thomas Grant Chandelier

Living Room Purchases

Hickory White Table
Eagle Console Table
Thomas Grant Chandelier
Chandelier Hanging
Theodore Aleander Chairs
Fringe for Wing Chairs
Gimp for Kati Chairs
Wing Chair Pillow Fabric
Sofa Pillow Fabric
Fabric for Couches
Fabric for Wing Chairs
Gimp for living room sofas
Fabric for Kati Chairs
Pair French Bronze & Crystal Lamps
Milton Spidell Sofas
Holdbacks
Theodore Alexander cocktail table
French Mahogany Chairs
French cobalt & bronze urns
Henredon wing chairs
Sofa Pillow trim
Drapery fabric
Drapery trim
Labor for drapery

Outside Purchases

Brown Jordan Furniture
Outdoor table & chairs patio
Robyn Horn Sculpture
New Orleans Girl Playing Picolo
Fine Art Lamps on walkways
Fine Art Lamps outside of kitchen ceiling