WALKER RIVER SRA
FLYING M SITE

70 Pine Grove Road
Yerington, NV 89447

Site Number: 9873
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in November 2021
The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
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<td>12/15/2020</td>
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<td>$0</td>
<td>$0</td>
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Report Totals............: 56,022

|                  | $494,200 | $410,200 | $837,500 | $1,741,900 | $8,515,100 | 20% |

Wednesday, November 10, 2021
Acronyms List

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
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<tbody>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
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<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
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<tr>
<td>NEC</td>
<td>National Electrical Code</td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
</tr>
<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
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<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
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State of Nevada

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tbody>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
</tr>
<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
</tr>
<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
</tr>
<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
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<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
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Miscellaneous

<table>
<thead>
<tr>
<th>Acronym</th>
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</thead>
<tbody>
<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
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</table>

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
### Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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</thead>
<tbody>
<tr>
<td>WALKER RIVER SRA - FLYING M SITE</td>
<td>9783</td>
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<tr>
<td>MORGAN MAIN HOUSE SHED</td>
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<tr>
<td>MORGAN MAIN HOUSE</td>
<td>4138</td>
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<tr>
<td>MORGAN GARAGE</td>
<td>4137</td>
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<td>OLD MORGAN PUMPHOUSE</td>
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<td>MORGAN SADDLE SHED</td>
<td>4135</td>
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<td>MORGAN SINGLEWIDE SHED</td>
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<td>MORGAN SINGLEWIDE RESIDENCE</td>
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<td>AIRPORT SHED #3</td>
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<td>AIRPORT SHED #2</td>
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<td>IRRIGATION SHED</td>
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<td>SINGLEWIDE</td>
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<td>WELL #3 PUMPHOUSE</td>
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<td>BASS POND BOAT SHED</td>
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<td>SHED #10</td>
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No Current Projects
SHED #9 4107
SHED #8 4106
SHED #5 4103
SHED #4 (Pump#2) 4102
SHED #3/WOODSHOP 4101
SHED #2 4100
RESIDENCE GARAGE/SHED #1 4099
E. DOUBLEWIDE 4098
W. DOUBLEWIDE 4097
RANGER OFFICE/GARAGE 4096
LAUNDRY ROOM 4095
BALLOON COTTAGE 4094
SPA/WORKOUT CENTER 4093
PILOT QUARTERS 4092
NEW MEXICO SUITE 4091
FRENCH SUITE 4090
DRY CELLAR 4089
CLEANING SUPPLY SHED 4088
CHILLED CELLAR 4087
MAIN HOUSE 4086
POOL PUMP CELLAR 4085
No Current Projects
STONE BLDG - GAME ROOM 4084
OLD MORGAN 3871
LEWIS BARN 3870
LEWIS RESIDENCE 3869
The Walker River State Recreation Area, created in 2018, is located along the East Walker River south of Yerington and encompasses over 12,000 acres. The SRA is comprised of multiple historic ranches (Pitchfork, Rafter 7, Flying M, and 9 Mile) stretching along 28 miles of the Walker river. The Flying M ranch site comprises 4,875 acres of the SRA. It was originally formed in 1939 from a group of original homestead ranches (Wichman, Morgan, Lewis and a few others). The main ranch site is located approximately 35 miles south of Yerington along the East Walker River and includes a 5,000 foot paved runway and multiple aircraft hangars. The Flying M site is currently in the planning phase with no SRA development at this time. ADA upgrades to some existing buildings will need to be considered depending on their future usage and occupancy. The ranch is still intact including eight occupied residences, multiple barns and outbuildings, and six domestic wells.

Please note that many of the buildings noted within this report have not been assessed for their historic significance. Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must take into account the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the Nevada State Historic Preservation Office, for their review, prior the start of a project.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $15,000</th>
</tr>
</thead>
</table>

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

The site and certain buildings have significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around all structures on the site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

---

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $15,000
- **Priority Class 2:** $0
- **Priority Class 3:** $0
- **Grand Total:** $15,000
The Morgan Main House Shed is wood framed and clad in corrugated galvanized sheet metal. The shed contains a well.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $1,100</th>
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**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 280</th>
<th>IBC Occupancy Type 1: 100 % U</th>
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<tbody>
<tr>
<td>Year Constructed: 1970</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 %</td>
<td>Construction Type:</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type:</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td></td>
<td>Percent Fire Supressed: 0 %</td>
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**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $3.93</th>
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<tr>
<td>Priority Class 2: $0</td>
<td>Total Facility Replacement Construction Cost: $14,000</td>
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<td>Priority Class 3: $1,100</td>
<td>Facility Replacement Cost per Square Foot: $50</td>
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<tr>
<td>Grand Total: $1,100</td>
<td>FCNI: 8%</td>
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The residence is a standard wood framed structure with painted lap siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt shingle roofing system installed in 1990. An addition was added to the residence in 1990. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located at the north end of the main ranch yard.

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT**

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tr>
<td>Gross Area (square feet)</td>
<td>1,950</td>
</tr>
<tr>
<td>Year Constructed</td>
<td>1970</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Painted Wood Siding</td>
<td></td>
</tr>
<tr>
<td>Construction Type:</td>
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<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % R-3</td>
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<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
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<td>Construction Type:</td>
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<td>Exterior Finish Type:</td>
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<td>Number of Levels (Floors):</td>
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</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
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**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $24.77 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: | $488,000 |
| Priority Class 3: | $48,300 | Facility Replacement Cost per Square Foot: | $250 |
| Grand Total:      | $48,300 | FCNI: | 10% |
The Morgan Garage is a wood framed structure with wood lap siding with an asphalt shingle roof. It sits on a concrete slab on grade foundation. It is used as the 4 car garage for the Morgan Main House. The garage is located just south of the Morgan Main House.

**EXTERIOR FINISHES**

The exterior finishes were in fair condition except the trim around entry points which need re-finishing. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**ROOF REPLACEMENT**

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

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<th>IBC Occupancy Type 1:</th>
<th>100 %</th>
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<tbody>
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<td>1970</td>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
<td></td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %</td>
<td>Painted Wood Siding</td>
<td>Construction Type:</td>
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</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
<td>IBC Construction Type:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
<td>Basement?:</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $17.67 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: | $75,000 |
| Priority Class 3: | $26,500 | Facility Replacement Cost per Square Foot: | $50 |
| Grand Total:     | $26,500 | FCNI: | 35% |
The Old Morgan Pumphouse is a wood framed with wood roof trusses set on a concrete slab on grade foundation. The exterior walls are painted wood and the roof is asphalt shingle. It is located on the east side of the Old Morgan residence.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $2,000

** Currently Critical**

**Immediate to Two Years**

**PROTECTION AGAINST DECAY AND TERMITES**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6” clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

- **Project Index #:** 4136SIT1
- **Construction Cost:** $1,000

**WIRING CLEANUP**

The wiring in the pumphouse has exposed surface mounted NM (Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

- **Project Index #:** 4136ELE1
- **Construction Cost:** $1,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $4,500

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **Project Index #:** 4136EXT1
- **Construction Cost:** $1,800

**ROOF REPLACEMENT**

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

- **Project Index #:** 4136EXT2
- **Construction Cost:** $2,700

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 180
- **Year Constructed:** 1945
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,000</td>
<td>$4,500</td>
<td>$0</td>
<td>$6,500</td>
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</table>

<table>
<thead>
<tr>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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</thead>
<tbody>
<tr>
<td>$36.11</td>
<td>$18,000</td>
<td>$100</td>
<td>36%</td>
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</table>
The Morgan Saddle Shed is an unreinforced masonry building with a wood framed roof and asphalt shingles. A visual inspection shows multiple cracks in the mortar joints that may affect the structural integrity of the building. The building is located south of the Old Morgan Residence.

**HISTORIC BUILDING MAINTENANCE**

The structure is made of unreinforced stone masonry. It is likely over 100 years old and there are areas where the mortar is failing, missing and not sealed properly. This project would provide for the cleaning, repair and re-pointing of the stone work and maintaining the structure. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 320
- **Year Constructed:**
- **Exterior Finish 1:** 100% Stone
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **Percent Fire Suppressed:** 0%
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:**
- **IBC Construction Type:**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$31.25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$10,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$80,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$10,000</td>
<td>FCNI:</td>
<td>13%</td>
</tr>
</tbody>
</table>
The Morgan Singlewide Shed is a wood framed with wood roof trusses set on a slab on grade foundation. The exterior walls are painted wood and the roof is corrugated metal. It is located next to the Morgan Singlewide on the south side.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $1,000

Currently Critical  Immediate to Two Years

**PROTECTION AGAINST DECAY AND TERMITES**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

**Total Construction Cost for Priority 2 Projects:** $1,400

Necessary - Not Yet Critical  Two to Four Years

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 180
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000</td>
<td>$1,400</td>
<td>$0</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

- **Project Construction Cost per Square Foot:** $13.33
- **Total Facility Replacement Construction Cost:** $9,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 27%
MORGAN SINGLEWIDE RESIDENCE
BUILDING REPORT

The Singlewide is a single wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. The residence contains 2 bedrooms and a single bathroom. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located southeast of the main ranch yard.

PRIORITIZED CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,000

Necessary - Not Yet Critical Two to Four Years

PROTECTION AGAINST DECAY AND TERMITES

The building has grade soils in direct contact with the exterior wood skirting. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

PRIORITIZED CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $14,300

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,300
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

Total Facility Replacement Construction Cost: $260,000
Facility Replacement Cost per Square Foot: $200
FCNI: 6%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

$11.77
$260,000
$11.77
$2,000
$15,300
MORGAN BARN/SHED
BUILDING REPORT

The Morgan Barn / Shed is a wood framed with wood roof trusses set on a slab on grade foundation. The roof and walls are clad in galvanized corrugated panels. It is located south of the main road entry to the ranch yard, just south of the Morgan Shop.

PRIORITY CLASS 1 PROJECTS
Currently Critical

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4132SFT1</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

COMBUSTIBLES REDUCTION FOR FIRE CONTROL
The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4132ELE1</td>
<td>$300</td>
</tr>
</tbody>
</table>

GFCI OUTLET INSTALLATION
The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4132EXT1</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

EXTERIOR FINISHES
The painted exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4132EXT2</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

ROOF REPAIRS
The corrugated metal roof on this building has active leaks on the building. Light is showing through holes in the corrugated roofing. It is recommended that the holes be repaired / sealed immediately. Additional costs are included in the estimate due to the steep pitch of the roof and the historical nature of the building.
BUILDING INFORMATION:

Gross Area (square feet): 600  
Year Constructed: 1970  
Exterior Finish 1: 100 % Painted Wood Siding  
Exterior Finish 2: 0 %  
Number of Levels (Floors): 1  
Basement? No  
Percent Fire Supressed: 0 %  

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,300  
Priority Class 2: $2,400  
Priority Class 3: $0  
Grand Total: $3,700  
Project Construction Cost per Square Foot: $6.17  
Total Facility Replacement Construction Cost: $25,000  
Facility Replacement Cost per Square Foot: $42  
FCNI: 15%
The Morgan Shop is a wood framed with wood roof trusses set on a slab on grade foundation. The roof and walls are clad in galvanized corrugated panels. It is located just south of the main road entry to the ranch yard.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4131SFT1</td>
<td>$1,000</td>
<td><strong>COMBUSTIBLES REDUCTION FOR FIRE CONTROL</strong> The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.</td>
</tr>
<tr>
<td>4131ELE1</td>
<td>$500</td>
<td><strong>ELECTRICAL DEADFRONT MISSING</strong> The air compressor disconnect/starter in the building does not have an inside cover (dead front) that properly protects individuals from touching the bus bar and the interior of the panel. This does not comply with NEC 2017 or OSHA 1910. This project would provide funds to replace and install a new dead front panel, or replace the disconnect in accordance with NEC 2017 and OSHA 1910.</td>
</tr>
<tr>
<td>4131ELE2</td>
<td>$300</td>
<td><strong>GFCI OUTLET INSTALLATION</strong> The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages &amp; accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4131EXTI</td>
<td>$2,400</td>
<td><strong>EXTERIOR FINISHES</strong> The painted exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
</tr>
</tbody>
</table>
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,200
- **Year Constructed:** 1970
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0%

**IBC Occupancy Type 1:** 100% U
**IBC Occupancy Type 2:** 0%

**Construction Type:**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$1,800</td>
<td>$60,000</td>
</tr>
<tr>
<td>Class 2</td>
<td>$2,400</td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$0</td>
<td>$50</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$4,200</td>
<td><strong>FCNI:</strong> 7%</td>
</tr>
</tbody>
</table>
WICHMAN SADDLE SHED
BUILDING REPORT

The Wichman Saddle Shed is a wood framed building structure with board & batten siding and a sheet metal roof. The shed is set on a concrete basement that has exterior access. The basement contains the domestic well pressure tank and controller. The shed is located west of the Wichman House.

PRIORITY CLASS 1 PROJECTS
Currently Critical

Total Construction Cost for Priority 1 Projects: $300

FIRE EXTINGUISHER INSTALLATION

It is recommended that this building install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

Project Index #: 4129SFT1
Construction Cost $300

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: $3,600

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4129EXT1
Construction Cost $3,600

BUILDING INFORMATION:

Gross Area (square feet): 360
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? Yes
Percent Fire Supressed: 0 %

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Painted Wood Siding
IBC Construction Type: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $300
Priority Class 2: $3,600
Priority Class 3: $0
Grand Total: $3,900

Project Construction Cost per Square Foot: $10.83
Total Facility Replacement Construction Cost: $54,000
Facility Replacement Cost per Square Foot: $150
FCNI: 7%

10-Nov-21
The Wichman House is a wood framed, two story structure set on concrete stem wall foundation with an asphalt shingle roof. The roofing was replaced in 2015 and is in good condition. The building exterior is finished in a plaster or stucco material. It was built between 1920 and the 1940's. It was originally built as a post office, and later had an addition built and converted to a residence. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The Wichman House is located 4 miles south of the main Flying M ranch yard.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4128SFT2</td>
<td>$600</td>
<td>FIRE EXTINGUISHER INSTALLATION</td>
</tr>
<tr>
<td>4128SFT1</td>
<td>$200</td>
<td>GFCI OUTLET INSTALLATION</td>
</tr>
<tr>
<td>4128SFT5</td>
<td>$5,200</td>
<td>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</td>
</tr>
<tr>
<td>4128SFT4</td>
<td>$500</td>
<td>SMOKE AND CARBON MONOXIDE ALARM INSTALLATION</td>
</tr>
</tbody>
</table>

**Total Construction Cost for Priority 1 Projects**: $6,500

**Currently Critical**

**Immediate to Two Years**

**FIRE EXTINGUISHER INSTALLATION**

It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguisher, cabinets, and the hardware necessary to install them.

**GFCI OUTLET INSTALLATION**

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**SMOKE AND CARBON MONOXIDE ALARM INSTALLATION**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.
WOOD FLOORING REFINISH
The wood flooring throughout the residence was in poor condition, showing signs of wear and should be scheduled to be refinished in the next 3 - 4 years. This project would provide for sanding, floor prep and application of a new floor finish.

Project Index #: 4128INT2
Construction Cost $5,300

EXTERIOR FINISHES
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4128EXT1
Construction Cost $9,300

FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4128SFT3
Construction Cost $37,100

INTERIOR FINISHES
The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4128INT1
Construction Cost $11,100

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,856</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % R-3</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td></td>
</tr>
<tr>
<td>Painted Stucco / EIFS:</td>
<td></td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td></td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $6,500 |
| Priority Class 2: | $5,300 |
| Priority Class 3: | $57,500 |
| Grand Total:     | $69,300 |

Project Construction Cost per Square Foot: $37.34
Total Facility Replacement Construction Cost: $464,000
Facility Replacement Cost per Square Foot: $250
FCNI: 15%
LEWIS PUMPHOUSE
BUILDING REPORT

The Lewis Pumphouse is a wood framed structure with wood lap siding sitting on a slab on grade concrete foundation. The roof is asphalt shingle. A short, covered CMU block structure extends to one side that contains the well head. The pumphouse is located just east of the Lewis Residence. The building contains the domestic well casing, pressure tank and controls.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WIRING CLEANUP</strong></td>
<td><strong>Total Construction Cost for Priority 1 Projects:</strong> $1,000</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>4127ELE1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

The wiring in the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td><strong>Total Construction Cost for Priority 2 Projects:</strong> $1,000</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>4127EXTI</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 80
- Year Constructed: 0
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $1,000
- Priority Class 2: $1,000
- Priority Class 3: $0
- Grand Total: $2,000
- Project Construction Cost per Square Foot: $25.00
- Total Facility Replacement Construction Cost: $12,000
- Facility Replacement Cost per Square Foot: $150
- FCNI: 17%

10-Nov-21
The Rifle Range Ramada is a wood framed roof structure with a metal roof supported by two metal posts set in the earth. There are two firing positions made of painted wood mounted to a ground set wooden platform. The ramada is in disrepair.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,000

Necessary - Not Yet Critical Two to Four Years

**CONSERVE AND PROTECT VACANT BUILDING**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 180
- Year Constructed: 0
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $1,000
- Priority Class 3: $0
- Grand Total: $1,000

Project Construction Cost per Square Foot: $5.56

Total Facility Replacement Construction Cost: #Type!

Facility Replacement Cost per Square Foot: #Type!

FCNI: #Type!
The East Skeet House is a wood framed structure with board & batten siding and an asphalt shingle roof. The ground level skeet house structure is similar to the West Skeet House except it is at ground level. The structure is in disrepair. The trap & skeet range is located over a mile south of the main ranch yard.

**PRIORITIZE CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects:** $2,700

**CONSERVE AND PROTECT VACANT BUILDING**

**Project Index #: 4125EXT1**

**Construction Cost $1,000**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**ROOF REPLACEMENT**

**Project Index #: 4125EXT2**

**Construction Cost $1,700**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 64</th>
<th>IBC Occupancy Type 1: 100 % U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 0</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 %</td>
<td>Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type:</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td>Percent Fire Suppressed: 0</td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $42.19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $2,700</td>
<td>Total Facility Replacement Construction Cost: $10,000</td>
</tr>
<tr>
<td>Priority Class 3: $0</td>
<td>Facility Replacement Cost per Square Foot: $150</td>
</tr>
<tr>
<td>Grand Total: $2,700</td>
<td>FCNI: 27%</td>
</tr>
</tbody>
</table>
WEST SKEET HOUSE
BUILDING REPORT

The West Skeet House is a wood framed structure with board & batten siding and an asphalt shingle roof. The elevated skeet house structure is elevated on braced posts that are set in the earth. The structure is in disrepair. The trap & skeet range is located over a mile south of the main ranch yard.

PRIORITIZATION CLASS 2 PROJECTS

CONSERVE AND PROTECT VACANT BUILDING

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 64
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $2,700
Priority Class 3: $0
Grand Total: $2,700

Project Construction Cost per Square Foot: $42.19
Total Facility Replacement Construction Cost: $10,000
Facility Replacement Cost per Square Foot: $150
FCNI: 27%

Site number: 9783
Survey Date: 12/18/2020
AIRPORT SHED #5
BUILDING REPORT

Airport Shed #5 is a painted sheet metal clad steel structure uniquely designed and constructed to house gliders. The hangar is one of four glider hangars at the midpoint of the runway. The three northernmost structures appear to be the same construction.

PRIORITIZED CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years

Total Construction Cost for Priority 2 Projects:  $3,500

Project Index #:  4119EXT1
Construction Cost  $3,500

EXTERIOR FINISHES

The painted metal siding was in poor condition. It is important to maintain the finish, weather resistance and appearance of the shed. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 700
YearConstructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Metal Siding
IBC Construction Type:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $3,500
Priority Class 3: $0
Grand Total: $3,500

Project Construction Cost per Square Foot: $5.00
Total Facility Replacement Construction Cost: $35,000
Facility Replacement Cost per Square Foot: $50
FCNI: 10%

10-Nov-21
Airport Shed #2 is a wood framed building and wood trusses with walls and roof clad in corrugated sheet metal. It has one man door on the south side and a vertical bi-fold hangar door on the east side. The hangar is old and appears to be in poor shape. The hangar is one of 4 hangars at the north end of the runway.

**Priority Class 2 Projects**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $4,800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Building Information:**

- **Gross Area (square feet):** 1,600
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Metal Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **Percent Fire Suppressed:** 0 %
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:**
- **IBC Construction Type:**

**Project Construction Cost Totals Summary:**

- **Priority Class 1:** $0
- **Priority Class 2:** $4,800
- **Priority Class 3:** $0
- **Grand Total:** $4,800

- **Project Construction Cost per Square Foot:** $3.00
- **Total Facility Replacement Construction Cost:** $80,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 6%
Airport Shed #1 is a pre-engineered metal building with walls and roof clad in painted sheet metal. The only door into the hangar is the airplane hangar access on the north side. The hangar is old and appears to be in poor shape. The hangar door header supporting the door is substantially deflecting mid-span. The hangar is one of 4 hangars at the north end of the runway.

**PRIORITIZED CLASS 2 PROJECTS**

*Total Construction Cost for Priority 2 Projects: $4,500*

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,500
- Year Constructed: 0
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Baseline?: No
- Percent Fire Suppressed: 0 %
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- IBC Construction Type: Construction Type:

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $4,500
- Priority Class 3: $0
- Grand Total: $4,500
- Project Construction Cost per Square Foot: $3.00
- Total Facility Replacement Construction Cost: $75,000
- Facility Replacement Cost per Square Foot: $50
- FCNI: 6%
The Corral Wellhouse is a wood framed structure with walls and roof clad in painted metal panels. It sits on a concrete slab foundation. The well feeds the corral and stockyard. It is located south of the Corral Saddle Shop.

**PRIORITY CLASS 1 PROJECTS**

Currently Critical

**Total Construction Cost for Priority 1 Projects:** $600

**Project Index #:** 4114EXT2

**Construction Cost** $300

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

**FIRE EXTINGUISHER INSTALLATION**

It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguisher, cabinets, and the hardware necessary to install them.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs

**Total Construction Cost for Priority 3 Projects:** $800

**Project Index #:** 4114EXT1

**Construction Cost** $800

**EXTERIOR FINISHES**

The exterior finishes were in good condition, however, a soffit needs to be immediately repaired to maintain the building envelope. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 400

Year Constructed: 0

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1

Basement? No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$600</td>
<td>$3.50</td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$800</td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,400</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$40,000</td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,400</td>
<td></td>
</tr>
</tbody>
</table>
The corral saddle shop is a wood framed building with board & batten siding and a metal roof. It was used for farrier supplies and saddle storage. It is located approximately 1/2 mile south of the main ranch yard.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,000

Necessary - Not Yet Critical  Two to Four Years

**CONSERVE AND PROTECT VACANT BUILDING**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>Painted Wood Siding</td>
</tr>
<tr>
<td>%</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td></td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 |
| Priority Class 2: | $1,000 |
| Priority Class 3: | $0 |
| Grand Total: | $1,000 |

| Project Construction Cost per Square Foot: | $6.67 |
| Total Facility Replacement Construction Cost: | $15,000 |
| Facility Replacement Cost per Square Foot: | $100 |
| FCNI: | 7% |
The irrigation shed is a pole barn structure set on a concrete foundation and is enclosed on three sides and roof with galvanized sheet metal. It is used as storage of irrigation components and misc. items. It is located south of the singlewide.

PRIORITy CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $500

COMBUSTIBLES REDUCTION FOR FIRE CONTROL

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

PRIORITy CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,600

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 800
Year Constructed: 0
Exterior Finish 1: 100 % Wood
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $500
Priority Class 2: $0
Priority Class 3: $1,600
Grand Total: $2,100

Project Construction Cost per Square Foot: $2.63
Total Facility Replacement Construction Cost: $40,000
Facility Replacement Cost per Square Foot: $50
FCNI: 5%

Site number: 9783
The Singlewide is a single wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. The residence contains 2 bedrooms and a single bathroom. The residence needs the interior refreshed prior to re-occupancy. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The mobile home is located south of the main ranch yard along the road.

**PRIORITY CLASS 1 PROJECTS**  
Total Construction Cost for Priority 1 Projects: $6,200

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</strong></td>
<td><strong>Project Index #: 4111SFT3</strong></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,200</td>
</tr>
</tbody>
</table>

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

| **SMOKE AND CARBON MONOXIDE ALARM INSTALLATION** | **Project Index #: 4111SFT1** |
| Construction Cost | $1,000 |

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS**  
Total Construction Cost for Priority 2 Projects: $55,600

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELECTRICAL PANEL UPGRADE</strong></td>
<td><strong>Project Index #: 4111ELE1</strong></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

The main exterior panel is not rated for exterior wet locations. Electrical panels located outdoors must have a NEMA 3R rating to prevent rain water intrusion. This project would provide funding to replace the panel with a new panel with the proper rating.

| **EVAPORATIVE COOLER REPLACEMENT** | **Project Index #: 4111HVA1** |
| Construction Cost | $4,500 |

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.
**EXTERIOR STAIR AND HANDRAIL REPLACEMENT**
There are two sets of stairs and handrails on the exterior of the building that are older and do not meet current code. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings. Additionally, the exterior egress door stairs must have uniform tread heights and depths that do not vary more than 3/8”. This project recommends the removal and replacement of the exterior stairs and handrails and provide a concrete landing at the base of the each set of stairs. 2018 IRC Section R311.3 & 311.7 was referenced for this project.

| Project Index #: 4111EXT4 | Construction Cost $12,000 |

**FLOORING REPLACEMENT**
The vinyl flooring and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new vinyl flooring and heavy duty commercial grade carpet in the next 2 - 3 years.

| Project Index #: 4111INT2 | Construction Cost $10,600 |

**HVAC EQUIPMENT REPLACEMENT**
The existing forced air propane fired furnace appears to be original to the building and has reached the end of its expected life. This project would provide for the removal and disposal of the old furnace and installation of a new forced air propane fired furnace.

| Project Index #: 4111HVA2 | Construction Cost $5,500 |

**INTERIOR FINISHES**
The interior finishes were in poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

| Project Index #: 4111INT1 | Construction Cost $7,600 |

**WATER HEATER REPLACEMENT**
There is a 30 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 5 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

| Project Index #: 4111PLM1 | Construction Cost $0 |

**WINDOW REPLACEMENT**
The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

| Project Index #: 4111EXT3 | Construction Cost $8,000 |

**WOOD SKIRTING REPLACEMENT**
The skirting on the modular building is made of T1-11 and was in poor condition at the time of the survey. IBC 2018, Section 2304.11.2.6, wood siding clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (152 mm) or less than 2 inches (51mm) vertical from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood. This project would provide for the removal of the T1-11 skirting and the installation of new vinyl skirting.

| Project Index #: 4111EXT5 | Construction Cost $3,900 |
EXTerior Finishes
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

RoOF REPLACEMENT
The asphalt composition shingle roof on this building could not be determined at the time of the survey due to snow coverage. No evidence of leaks were noticed, however, it is recommended to plan to re-roof in the next 6 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:
<table>
<thead>
<tr>
<th>Gross Area (square feet): 756</th>
<th>IBC Occupancy Type 1: 100 % R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 0</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 0 %</td>
<td>Construction Type:</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type:</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td>Percent Fire Suppressed: 0 %</td>
<td></td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
| Priority Class 1: $6,200       | Project Construction Cost per Square Foot: $124.60 |
| Priority Class 2: $55,600      | Total Facility Replacement Construction Cost: $189,000 |
| Priority Class 3: $32,400      | Facility Replacement Cost per Square Foot: $250 |
| Grand Total: $94,200           | FCNI: 50% |

Total construction cost for Priority 3 Projects: $32,400
The Bass Pond Boat Shed is a post and beam structure set on a concrete slab on grade foundation. The shed has a wood shake roof. The roofed structure is for boat storage. It is located 1/3 of a mile north of the main ranch yard.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priorities:**

**Priority Class 1 Projects:**
- Project Index #: 4109STR1
- Construction Cost: $2,500

**Priority Class 2 Projects:**
- Project Index #: 4109EXT1
- Construction Cost: $2,000

**Priority Class 3 Projects:**
- Project Index #: 4109EXT2
- Construction Cost: $10,000

**BUILDING INFORMATION:**

- Gross Area (square feet): 400
- IBC Occupancy Type 1: 100 % U
- Year Constructed: 0
- IBC Occupancy Type 2: 0 %
- Exterior Finish 1: 100 % Wood
- Construction Type: 
- Exterior Finish 2: 0 %
- IBC Construction Type:
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$2,500</td>
<td>$36.25</td>
<td>$30,000</td>
<td>$75</td>
<td>48%</td>
</tr>
<tr>
<td>Class 2</td>
<td>$2,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$10,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$14,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SHED #10 is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is asphalt shingle. The shed is used for storage. It is located south of Shed #9.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $1,500

Currently Critical  Immediate to Two Years

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

**WIRING CLEANUP**

The wiring in the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $4,000

Necessary - Not Yet Critical  Two to Four Years

**EXTERIOR FINISHES**

The exterior finishes were in a poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PROTECTION AGAINST DECAY AND TERMITES**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6” clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.
**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$1,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$11.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$4,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$25,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$5,500</td>
<td>FCNI:</td>
<td>22%</td>
</tr>
</tbody>
</table>
SHED #9
BUILDING REPORT

Shed #9 is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is galvanized metal roofing. The shed function was used for wild game bird processing. It is located south of the Shed #8.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years
Total Construction Cost for Priority 2 Projects: $6,400

EXTERIOR FINISHES
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT
The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new corrugated metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:
Gross Area (square feet): 200
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
Priority Class 1: $0 Project Construction Cost per Square Foot: $32.00
Priority Class 2: $6,400 Total Facility Replacement Construction Cost: $20,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $6,400 FCNI: 32%
State of Nevada / Conservation & Natural Resources
Site number: 9783

SHED #8
SPWD Facility Condition Analysis - 4106
Survey Date: 12/18/2020

SHED #8
BUILDING REPORT

Metal siding storage shed on a concrete slab on grade foundation. The shed is located east of the Shed #4 across the roadway.

PRIORITY CLASS 1 PROJECTS
Currently Critical
Immediate to Two Years

COMBUSTIBLES REDUCTION FOR FIRE CONTROL
The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Total Construction Cost for Priority 1 Projects: $300
Project Index #: 4106SFT1
Construction Cost: $300

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical
Two to Four Years

EXTERIOR FINISHES
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Total Construction Cost for Priority 2 Projects: $10,600
Project Index #: 4106EXT1
Construction Cost: $1,100

ROOF REPLACEMENT
The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new corrugated metal roofing system. This estimate includes removal and disposal of the old roofing system.

Total Construction Cost for Priority 2 Projects: $9,500
Project Index #: 4106EXT2
Construction Cost: $9,500

BUILDING INFORMATION:
Gross Area (square feet): 350
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
Priority Class 1: $300 Project Construction Cost per Square Foot: $31.14
Priority Class 2: $10,600 Total Facility Replacement Construction Cost: $18,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $50
Grand Total: $10,900

FCNI: 61%

10-Nov-21
Shed #5 is a large post and beam structure clad in galvanized sheet metal on three sides and roof. The fourth side is wood paneled access doors. It has a concrete floor throughout and is located south of Shed #4.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$4,000</th>
</tr>
</thead>
</table>

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

**PROTECTION AGAINST DECAY AND TERMITES**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6” clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$6,600</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

The exterior painted surfaces were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 2,200
- IBC Occupancy Type 1: 100 % S-1
- IBC Occupancy Type 2: 0 %
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- basement? No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $4,000 | Project Construction Cost per Square Foot: | $4.82 |
| Priority Class 2: | $6,600 | Total Facility Replacement Construction Cost: | $110,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $50 |
| Grand Total: | $10,600 | FCNI: | 10% |
SHEd #4 (Pump#2)
BUILDING REPORT

Shed #4 (Pump #2) is a CMU block structure on a concrete slab on grade foundation and a metal framed roof structure with galvanized metal roofing. It is located just east of Shed #3 (Woodshop).

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR LANDING INSTALLATION</td>
<td></td>
<td>4102SFT4</td>
<td></td>
<td>$4,500</td>
</tr>
<tr>
<td>There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 requires a landing to be not more than 1/2” below the threshold. This project would provide for the installation of a compliant landing for the door. This would also facilitate transfer of 55 gallon barrels into and out of the shed.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GFCI OUTLET INSTALLATION</td>
<td></td>
<td>4102ELE2</td>
<td></td>
<td>$200</td>
</tr>
<tr>
<td>The existing receptacles in the shed appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages &amp; accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAFETY CABINETS</td>
<td></td>
<td>4102SFT2</td>
<td></td>
<td>$6,500</td>
</tr>
<tr>
<td>The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet Occupational Safety and Health Administration (OSHA) standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</td>
<td></td>
<td>4102SFT1</td>
<td></td>
<td>$5,200</td>
</tr>
<tr>
<td>This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPILL CONTAINMENT</td>
<td></td>
<td>4102SFT3</td>
<td></td>
<td>$8,500</td>
</tr>
<tr>
<td>The shed contains multiple 55 gallon barrels that do not have a method for containing spills or leakage. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WIRING CLEANUP</td>
<td></td>
<td>4102ELE1</td>
<td></td>
<td>$15,000</td>
</tr>
<tr>
<td>The wiring on the exterior of the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring, missing cover plates and an abandoned overhead electrical service with exposed meter terminals housed in a wood enclosure. These items create safety issues. This project would provide for cleaning up the electrical wiring and junction boxes to bring the exterior electrical distribution in compliance with NEC 2017.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $2,000

Project Index #: 4102EXT1
Construction Cost $2,000

EXTERIOR FINISHES

The painted CMU walls were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $17,500

Project Index #: 4102HVA1
Construction Cost $5,500

HEATER REPLACEMENT

The building is heated by one propane-fired unit heater. It appears to be in good operating condition, however it was manufactured in 1983 and is reaching the end of its useful life. This project provides for disposal of the existing unit heater and the replacement with a new propane-fired heater.

Project Index #: 4102EXT2
Construction Cost $12,000

ROOF REPLACEMENT

The corrugated metal roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 5 - 8 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 400
Year Constructed: 0
Exterior Finish 1: 100 % Masonry
Exterior Finish 2: 0 %
Number of Levels (Floors): 0
Basement? No

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $39,900 Project Construction Cost per Square Foot: $148.50
Priority Class 2: $2,000 Total Facility Replacement Construction Cost: $80,000
Priority Class 3: $17,500 Facility Replacement Cost per Square Foot: $200
Grand Total: $59,400 FCNI: 74%
The Shed #3 / Woodshop is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is asphalt shingle. It is located south of the E Doublewide.

**PRIORITY CLASS 1 PROJECTS**

Total Construction Cost for Priority 1 Projects: $5,200

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</strong></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,200</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>4101SFT1</td>
</tr>
</tbody>
</table>

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $29,700

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$6,600</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>4101EXT1</td>
</tr>
</tbody>
</table>

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes were in poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in poor condition, including a section completely missing at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.
BUILDING INFORMATION:

Gross Area (square feet): 1,100                              IBC Occupancy Type 1: 100 % S-1
Year Constructed: 0                                          IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding                Construction Type:
Exterior Finish 2: 0 %                                        IBC Construction Type:
Number of Levels (Floors): 1                                Basement? No
Percentage Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$31.73</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$5,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$29,700</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$110,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$34,900</td>
<td>FCNI:</td>
<td>32%</td>
</tr>
</tbody>
</table>

10-Nov-21
Metal siding storage shed on a concrete slab on grade foundation. The shed is located just south of the Residence Garage.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $1,800

EXTERIOR FINISHES
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:
- Gross Area (square feet): 250
- Year Constructed: 0
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No

IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type:
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0
- Priority Class 2: $1,800
- Priority Class 3: $0
- Grand Total: $1,800

Project Construction Cost per Square Foot: $7.20
Total Facility Replacement Construction Cost: $12,000
Facility Replacement Cost per Square Foot: $50
FCNI: 15%
The Residence Garage is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is painted metal roofing. It is located east of the E Doublewide.

**PRIORITY CLASS 1 PROJECTS**

| Currently Critical | Total Construction Cost for Priority 1 Projects: $800 |

**GFCI OUTLET INSTALLATION**

The existing receptacles on the inside and outside of the garage appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**WIRING CLEANUP**

The wiring connecting the electric heater is directly connected with non-metallic sheathed (NM) (or Romex) wiring through the ceiling. This creates a safety issue. This project would provide for installing a disconnecting means (twist-lock receptacle) and an approved cord whip compliant with NEC 2017.

**PRIORITY CLASS 3 PROJECTS**

| Long-Term Needs | Total Construction Cost for Priority 3 Projects: $9,000 |

**EXTERIOR FINISHES**

The exterior finishes were in good condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 750
- Year Constructed: 0
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $800 | Project Construction Cost per Square Foot: $13.07 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: $75,000 |
| Priority Class 3: | $9,000 | Facility Replacement Cost per Square Foot: $100 |
| Grand Total: | $9,800 | FCNI: 13% |

10-Nov-21
The E. Doublewide is a double wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located south of the Pilot Quarters across an access road and just east of the W. Doublewide.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $6,200</th>
</tr>
</thead>
</table>

**CARBON MONOXIDE DETECTOR INSTALLATION**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

**GFCI OUTLET INSTALLATION**

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**WATER HEATER SEISMIC BRACING**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,500

WATER HEATER REPLACEMENT

Project Index #: 4098PLM1
Construction Cost $2,500

There is a 30 gallon gas-fired water heater in the building manufactured in 2003. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $68,300

EXTERIOR FINISHES

Project Index #: 4098EXT1
Construction Cost $7,500

The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 4098SFT4
Construction Cost $25,000

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 4098HVA1
Construction Cost $9,500

The HVAC split system was installed in 2004 and planned for replacement. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 4098INT1
Construction Cost $7,500

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

Project Index #: 4098EXT2
Construction Cost $18,800

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. The roofing appears to have been installed approximately 15 years ago and planned for replacement. It is recommended that this building be re-roofed with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.
BUILDING INFORMATION:

Gross Area (square feet): 1,250
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %

Construction Type:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $6,200
Priority Class 2: $2,500
Priority Class 3: $68,300
Grand Total: $77,000

Project Construction Cost per Square Foot: $61.60
Total Facility Replacement Construction Cost: $250,000
Facility Replacement Cost per Square Foot: $200

FCNI: 31 %
W. DOUBLEWIDE

BUILDING REPORT

The W. Doublewide is a double wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located south of the Pilot Quarters across an access road.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $6,200</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

CARBON MONOXIDE DETECTOR INSTALLATION

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 4097SFT3
Construction Cost $300

GFCI OUTLET INSTALLATION

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4097SFT1
Construction Cost $300

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Project Index #: 4097SFT2
Construction Cost $5,200

WATER HEATER SEISMIC BRACING

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 ":...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

Project Index #: 4097SFT5
Construction Cost $400
FLOORING REPLACEMENT
The vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new vinyl and heavy duty commercial grade carpet in the next 2 - 3 years.

WATER HEATER REPLACEMENT
There is a 30 gallon gas-fired water heater in the building manufactured in 2003. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

EXTERIOR FINISHES
The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

HVAC EQUIPMENT REPLACEMENT
The HVAC split system was installed in 2004 and planned for replacement. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR FINISHES
The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT
The asphalt composition shingle roof on this building was in fair condition at the time of the survey. The roofing appears to have been installed approximately 15 years ago and planned for replacement. It is recommended that this building be re-roofed with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.
BUILDING INFORMATION:

Gross Area (square feet): 1,500
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %

Construction Type:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$6,200</td>
<td>$69.67</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$18,300</td>
<td>$200</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$80,000</td>
<td>$80,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$104,500</td>
<td></td>
</tr>
</tbody>
</table>

Total Facility Replacement Construction Cost: $300,000

FCNI: 35%
The Ranger Office / Garage is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. The building contains office space, a restroom, a bedroom on the south side and a 3 car garage. It is located just north of the Laundry Room.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,700

**Currently Critical**

**Immediate to Two Years**

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

Project Index #: 4096SFT1

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**SMOKE AND CARBON MONOXIDE ALARM INSTALLATION**

Project Index #: 4096SFT2

Construction Cost $500

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,500

**Necessary - Not Yet Critical**

**Two to Four Years**

**WATER HEATER REPLACEMENT**

Project Index #: 4096PLM1

Construction Cost $2,500

There is an 80 gallon electric water heater in the building manufactured in 1998. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3 - 4 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
EXTERIOR FINISHES
The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HEATER REPLACEMENT
The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

INTERIOR FINISHES
The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet)</th>
<th>1,320</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>50 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>50 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?: No</td>
<td></td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1: | 30   |
| IBC Occupancy Type 2: | 30   |
| Construction Type:    | R-3  |
| IBC Construction Type:|       |

| Project Construction Cost per Square Foot: $25.00 |
| Priority Class 1: $5,700 |
| Priority Class 2: $2,500 |
| Priority Class 3: $24,800 |
| Grand Total: $33,000 |

| Total Facility Replacement Construction Cost: $264,000 |
| Priority Class 2: |
| Priority Class 3: |
| Grand Total: |

| Facility Replacement Cost per Square Foot: $200 |
| FCNI: 13% |

| Project Index #: 4096EXT1 |
| Construction Cost: $7,900 |

| Project Index #: 4096HVA1 |
| Construction Cost: $9,000 |

| Project Index #: 4096INT1 |
| Construction Cost: $7,900 |

10-Nov-21
LAUNDRY ROOM
BUILDING REPORT

The Laundry Room is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It houses commercial washers and dryers, water heater and 1 restroom. It is located just north of the Balloon Cottage.

PRIORITY CLASS 1 PROJECTS

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 4095SFT1
Construction Cost $5,200
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

WATER HEATER SEISMIC BRACING

Project Index #: 4095SFT2
Construction Cost $400
The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

WIRING CLEANUP

Project Index #: 4095ELE1
Construction Cost $500
The electrical subpanel has an exposed non-metallic sheathed (NM or tradename Romex) wire connected to it through the bottom of the panel. This creates a safety issue. This project would provide for installing a disconnecting means (twist-lock receptacle) and an approved cord whip compliant with NEC 2017.

PRIORITY CLASS 2 PROJECTS

EXTERIOR SIDING REPAIR

Project Index #: 4095EXT2
Construction Cost $1,000
The building has painted lap siding that is damaged in areas. Some lap siding boards need replacement. This project recommends removing the damaged boards and replace with new siding finished with an oil-based stain or paint.

PRIORITY CLASS 3 PROJECTS

EXTERIOR FINISHES

Project Index #: 4095EXT1
Construction Cost $2,800
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
HEATER REPLACEMENT
The existing propane fired wall furnace appears to be original to the building and should be planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of a new propane fired furnace.

INTERIOR FINISHES
The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WATER HEATER REPLACEMENT
There is a 100 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 6 - 8 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:
- Gross Area (square feet): 460
- Year Constructed: 0
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $6,100
- Priority Class 2: $1,100
- Priority Class 3: $13,100
- Grand Total: $20,200
- Project Construction Cost per Square Foot: $43.91
- Total Facility Replacement Construction Cost: $92,000
- Facility Replacement Cost per Square Foot: $200
- FCNI: 22%
The Balloon Cottage is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains two bedrooms, two bathrooms and living room space. There is no kitchen facility. It is located just north of the Spa / Workout Center.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $6,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

#### CARBON MONOXIDE DETECTOR INSTALLATION

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 4094SFT1  
Construction Cost $500

#### GFCI OUTLET INSTALLATION

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4094ELE0  
Construction Cost $300

#### SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Project Index #: 4094SFT3  
Construction Cost $5,200

#### WATER HEATER SEISMIC BRACING

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

Project Index #: 4094SFT2  
Construction Cost $400
EXTERIOR FINISHES
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

INTERIOR FINISHES
The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
The Spa / Workout Center is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roofing system is wood shingle. The facility houses a large workout area, sauna, jacuzzi and small men's and women's locker room. It is located east of the Pilot Quarters.

**PRIORITIZED CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$5,900</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GFCI OUTLET INSTALLATION</strong></td>
<td>Project Index #: 4093ELE1</td>
<td></td>
</tr>
<tr>
<td>The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages &amp; accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.</td>
<td>Construction Cost</td>
<td>$300</td>
</tr>
<tr>
<td><strong>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</strong></td>
<td>Project Index #: 4093SFT0</td>
<td></td>
</tr>
<tr>
<td>This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.</td>
<td>Construction Cost</td>
<td>$5,200</td>
</tr>
<tr>
<td><strong>WATER HEATER SEISMIC BRACING</strong></td>
<td>Project Index #: 4093SFT2</td>
<td></td>
</tr>
<tr>
<td>The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 &quot;...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...&quot;. This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.</td>
<td>Construction Cost</td>
<td>$400</td>
</tr>
</tbody>
</table>

**PRIORITIZED CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$25,400</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>Project Index #: 4093EXT1</td>
<td></td>
</tr>
<tr>
<td>The exterior finishes were in good condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td>Construction Cost</td>
<td>$6,700</td>
</tr>
<tr>
<td><strong>HVAC EQUIPMENT REPLACEMENT</strong></td>
<td>Project Index #: 4093HVA1</td>
<td></td>
</tr>
<tr>
<td>The HVAC split system is older and planned for replacement. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.</td>
<td>Construction Cost</td>
<td>$9,500</td>
</tr>
</tbody>
</table>

10-Nov-21
INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WATER HEATER REPLACEMENT

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Area (square feet)</td>
<td>1,120</td>
</tr>
<tr>
<td>Year Constructed</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1</td>
<td>Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2</td>
<td>0</td>
</tr>
<tr>
<td>Number of Levels (Floors)</td>
<td>1</td>
</tr>
<tr>
<td>Basement</td>
<td>No</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1 | $5,900 | Project Construction Cost per Square Foot: $27.95 |
| Priority Class 2 | $0     | Total Facility Replacement Construction Cost: $280,000 |
| Priority Class 3 | $25,400 | Facility Replacement Cost per Square Foot: $250 |
| Grand Total      | $31,300 | FCNI: 11% |
PILOT QUARTERS

BUILDING REPORT

The Pilot Quarters is a two story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. The ground floor houses four bedrooms, two bathrooms and an open car port on the south side. The upper floor contains 2 rooms, currently used as offices, and a bathroom. It is located just south of the New Mexico Suite.

PRIORITIZED PROJECTS

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $20,100
Necessary - Not Yet Critical Two to Four Years

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 4092HVA0
Construction Cost $3,500

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4092EXT1
Construction Cost $16,600

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $41,600
Long-Term Needs Four to Ten Years

FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4092SFT1
Construction Cost $32,000

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4092INT1
Construction Cost $9,600
BUILDING INFORMATION:

- Gross Area (square feet): 1,600
- Year Constructed: 0
- Exterior Finish 1: 100 % Painted Wood Siding
- Number of Levels (Floors): 2
- Basement?: No
- Exterior Finish 2: 0 %
- IBC Occupancy Type 1: 50 % R-1
- IBC Occupancy Type 2: 50 % B
- IBC Construction Type:
- Priority Class 1: $0
- Priority Class 2: $20,100
- Priority Class 3: $41,600
- Grand Total: $61,700

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Project Construction Cost per Square Foot: $38.56
- Total Facility Replacement Construction Cost: $320,000
- Facility Replacement Cost per Square Foot: $200
- FCNI: 19%
- Percent Fire Suppressed: 0 %
NEW MEXICO SUITE
BUILDING REPORT

The New Mexico Suite is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains four bedrooms, three bathrooms and living room space. There is no kitchen facility. It is located just south of the French Suite.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $5,600</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

<table>
<thead>
<tr>
<th>Project Index #: 4091SFT2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seismic Gas Shut-Off Valve Installation</td>
</tr>
<tr>
<td>Construction Cost $5,200</td>
</tr>
</tbody>
</table>

**WATER HEATER SEISMIC BRACING**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

<table>
<thead>
<tr>
<th>Project Index #: 4091SFT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Heater Seismic Bracing</td>
</tr>
<tr>
<td>Construction Cost $400</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRIORITY CLASS 2 PROJECTS</th>
<th>Total Construction Cost for Priority 2 Projects: $17,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
</tr>
</tbody>
</table>

**EVAPORATIVE COOLER REPLACEMENT**

Two evaporative coolers are installed on the gable ends of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

<table>
<thead>
<tr>
<th>Project Index #: 4091HVA1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaporative Cooler Replacement</td>
</tr>
<tr>
<td>Construction Cost $6,000</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>Project Index #: 4091EXITI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Finishes</td>
</tr>
<tr>
<td>Construction Cost $11,200</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $45,400

Long-Term Needs Four to Ten Years

Project Index #: 4091SFT0
Construction Cost $28,000

FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4091HVA2
Construction Cost $9,000

HEATER REPLACEMENT

The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

Project Index #: 4091INT1
Construction Cost $8,400

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,400  IBC Occupancy Type 1: 100 % R-1
Year Constructed: 0  IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding  Construction Type:
Exterior Finish 2: 0 %  IBC Construction Type:
Number of Levels (Floors): 1  Basement? No  Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,600  Project Construction Cost per Square Foot: $48.71
Priority Class 2: $17,200  Total Facility Replacement Construction Cost: $280,000
Priority Class 3: $45,400  Facility Replacement Cost per Square Foot: $200
Grand Total: $68,200  FCNI: 24%
The French Suite is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains a single bedroom, a restroom and living room space. There is no kitchen facility. It is located just south of the Dry Cellar.

**PRIORITIE CLASS 1 PROJECTS**  
Immediate to Two Years  

**Total Construction Cost for Priority 1 Projects:** $5,600

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

- **Project Index #: 4090SFT2**
- **Construction Cost:** $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**WATER HEATER SEISMIC BRACING**

- **Project Index #: 4090SFT1**
- **Construction Cost:** $400

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

**PRIORITIE CLASS 2 PROJECTS**  
Two to Four Years  

**Total Construction Cost for Priority 2 Projects:** $3,000

**EVAPORATIVE COOLER REPLACEMENT**

- **Project Index #: 4090HVA1**
- **Construction Cost:** $3,000

The evaporative cooler is installed on the gable ends of this building. It is severely scaled and have reached the end of their useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

**PRIORITIE CLASS 3 PROJECTS**  
Four to Ten Years  

**Total Construction Cost for Priority 3 Projects:** $26,400

**EXTERIOR FINISHES**

- **Project Index #: 4090EXT1**
- **Construction Cost:** $3,300

The exterior finishes were in fair condition. The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

HEATER REPLACEMENT
The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

INTERIOR FINISHES
The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>544</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % R-1</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td></td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td></td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $5,600 | Project Construction Cost per Square Foot: | $64.34 |
| Priority Class 2: | $3,000 | Total Facility Replacement Construction Cost: | $109,000 |
| Priority Class 3: | $26,400 | Facility Replacement Cost per Square Foot: | $200 |
| Grand Total:      | $35,000 | FCNI: | 32% |
The Dry Cellar is a concrete basement with a wood framed wood shingled roof. It was constructed to house dry goods and vegetables but is now used for the storage of tools. It is located just west of the Cleaning Supply Shed.

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 280
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** Yes
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  Project Construction Cost per Square Foot: $5.00
- **Priority Class 2:** $1,400  
  Total Facility Replacement Construction Cost: $56,000
- **Priority Class 3:** $0  
  Facility Replacement Cost per Square Foot: $200
- **Grand Total:** $1,400  
  FCNI: 3%
CLEANING SUPPLY SHED
SPWD Facility Condition Analysis - 4088
Survey Date: 12/18/2020

CLEANING SUPPLY SHED
BUILDING REPORT

The Cleaning Supply Shed is a wood framed structure with wood lap siding sitting on a slab on grade concrete foundation. The roof is wood shake. It is used to house yard and house cleaning supplies for cottages and lawns. The shed is located just west of the Chilled Cellar.

PRIORITy CLASS 1 PROJECTS
Currently Critical
Total Construction Cost for Priority 1 Projects: $300

WIRING CLEANUP
Project Index #: 4088ELE1
Construction Cost $300
The wiring in the shed has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs
Total Construction Cost for Priority 3 Projects: $1,000

EXTERIOR FINISHES
Project Index #: 4088EXT1
Construction Cost $1,000
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:
Gross Area (square feet): 170
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
Priority Class 1: $300 Project Construction Cost per Square Foot: $7.65
Priority Class 2: $0 Total Facility Replacement Construction Cost: $17,000
Priority Class 3: $1,000 Facility Replacement Cost per Square Foot: $100
Grand Total: $1,300 FCNI: 8%
The Chilled Cellar is a wood framed structure with wood lap siding with a wood shake roof. It sits on a concrete basement. The mechanically chilled cellar and structure above was built to store food, cold storage. It is currently used for misc. storage. The cellar is located just south of the Main House south entrance.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs Four to Ten Years

**Total Construction Cost for Priority 3 Projects:** $1,100

**Project Index #:** 4087EXT1

**Construction Cost:** $1,100

**EXTERIOR FINISHES**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>180</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100% S-1</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100% Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0%</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $6.11 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: | $54,000 |
| Priority Class 3: | $1,100 | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total:     | $1,100 | FCNI: | 2% |
The Main House is a single story wood framed structure with wood lap siding and stone wainscotting with a wood shake roof. It sits on a concrete stem wall foundation with a basement under the south end. The residence has had multiple additions throughout its history. Historical records show the original main house burned in 1941. It is the main house at the Flying M Ranch and was previously occupied by the Baron Hilton family. The house comprises 5,300 square feet with multiple additions / remodels. It is located in the north part of the main ranch yard. The residence is in good condition. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. There are fire extinguishers placed inside and outside the residence.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>
| **CARBON MONOXIDE DETECTOR INSTALLATION**
This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ. This project should be implemented concurrently with the FIRE ALARM SYSTEM INSTALLATION project. |

Project Index #: 4086SFT4
Finance Cost: $1,000

| **FIRE ALARM SYSTEM INSTALLATION**
This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code. |

Project Index #: 4086SFT3
Finance Cost: $28,000

| **GFCI OUTLET INSTALLATION**
The existing receptacles in the kitchen appear to be standard duplex receptacles and may not be GFCI protected. GFCI breakers appear to protect the bathrooms. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles. |

Project Index #: 4086ELE1
Finance Cost: $200

| **SEISMIC GAS SHUT-OFF VALVE INSTALLATION**
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing. |

Project Index #: 4086SFT1
Finance Cost: $5,200
WATER HEATER SEISMIC BRACING

The water heaters are not properly seismically anchored to the structure and are missing a drip pans. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pans under the water heaters.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086SFT2</td>
<td>$800</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 2 Projects: $61,400

Necessary - Not Yet Critical Two to Four Years

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086HVA0</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

HVAC EQUIPMENT REPLACEMENT

The heating system consists of two fuel oil furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of new propane high efficiency heating system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing heating units, fuel oil tanks and connection to all required utilities.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086HVA1</td>
<td>$55,900</td>
</tr>
</tbody>
</table>

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the basement of this building. The average lifespan of a water heater is eight to ten years. It is recommended that a new electric water heater, seismic straps, braided steel hoses, expansion tank, ball valve, new flex gas line and a pan be installed. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086PLM1</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 3 Projects: $172,100

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086EXT1</td>
<td>$31,800</td>
</tr>
</tbody>
</table>

FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086SFT5</td>
<td>$97,900</td>
</tr>
</tbody>
</table>

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4086INT1</td>
<td>$42,400</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

- Gross Area (square feet): 5,300
- Year Constructed: 0
- Exterior Finish 1: 50 % Painted Wood Siding
- Exterior Finish 2: 50 % Stone
- Number of Levels (Floors): 1
- Basement?: Yes

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $35,200
- Priority Class 2: $61,400
- Priority Class 3: $172,100
- Grand Total: $268,700

- Project Construction Cost per Square Foot: $50.70
- Total Facility Replacement Construction Cost: $1,325,000
- Facility Replacement Cost per Square Foot: $250

- FCNI: 20%
The Stone Building is an unreinforced stone masonry two story structure with a wood framed, wood shingle roof. A hip-roofed porch surrounds the building. Some rudimentary seismic improvements have been done on this structure, however it appears very limited. Originally built as a residence, it is now configured as dorm style upstairs rooms and large game room downstairs. The building is located just west of the Main House.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $312,400

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4084SFT3</td>
<td>$19,500</td>
</tr>
</tbody>
</table>

**INTERIOR STAIR HANDRAIL REPLACEMENT**

The stair handrails appear to be historical and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

**Construction Cost:** $19,500

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4084SFT1</td>
<td>$5,200</td>
</tr>
</tbody>
</table>

**SEISMIC RETROFIT WALLS**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found indications of seismic strengthening of the URM walls at the corners. The reinforcement appears to brace cracks in the URM. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**Construction Cost:** $287,700

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4084SFT2</td>
<td>$287,700</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $52,900

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4084HVA2</td>
<td>$20,000</td>
</tr>
</tbody>
</table>

**BOILER REPLACEMENT**

The hot water boiler servicing the building was installed more than 20 years ago and should be scheduled for replacement. The life expectancy of this unit is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment.
EVAPORATIVE COOLER REPLACEMENT
Two evaporative coolers are installed on the sides of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers.

EXTERIOR FINISHES
The exterior stained wood finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WATER HEATER REPLACEMENT
There are two 60 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $14,600

LONG-TERM NEEDS
Four to Ten Years

INTERIOR FINISHES
The interior stained wood finishes were in fair condition. It is recommended to stain and paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>3,648</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Stone</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

IBC Occupancy Type 1: 100 % R-1
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $312,400 | Project Construction Cost per Square Foot: | $104.14 |
| Priority Class 2: | $52,900  | Total Facility Replacement Construction Cost: | $1,094,000 |
| Priority Class 3: | $14,600  | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total:     | $379,900 | FCNI:                                      | 35% |

FCNI: 35%
The Old Morgan residence is a standard wood framed structure with lap siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It is a 1000 square feet, 2 bedroom, 1 bathroom home currently vacant and in disrepair. The residence needs the interior and exterior refreshed prior to re-occupancy. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located in the main ranch yard southeast of the Morgan Main Residence Garage.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $6,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIRE EXTINGUISHER INSTALLATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.</td>
<td>Project Index #: 3871SFT2</td>
<td>Construction Cost $300</td>
</tr>
<tr>
<td><strong>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.</td>
<td>Project Index #: 3871SFT1</td>
<td>Construction Cost $5,200</td>
</tr>
<tr>
<td><strong>SMOKE AND CARBON MONOXIDE ALARM INSTALLATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.</td>
<td>Project Index #: 3871SFT4</td>
<td>Construction Cost $1,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $31,400</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The exterior finishes were in very poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td>Project Index #: 3871EXT1</td>
<td>Construction Cost $7,000</td>
</tr>
</tbody>
</table>
### FLOORING REPLACEMENT
The vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new vinyl with a heavy duty commercial grade carpet in the next 2 - 3 years.

Project Index #: 3871INT2  
Construction Cost: $14,000

### HEATER REPLACEMENT
The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

Project Index #: 3871HVA1  
Construction Cost: $4,500

### INTERIOR FINISHES
The interior finishes were in poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 3871INT1  
Construction Cost: $4,000

### WATER HEATER REPLACEMENT
There is a 40 gallon propane gas-fired water heater in the residence. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3 - 4 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 3871PLM1  
Construction Cost: $1,900

### PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $35,000

### FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 3871SFT3  
Construction Cost: $20,000

### ROOF REPLACEMENT
The asphalt composition shingle roof on this building could not be determined at the time of the survey due to snow coverage. No evidence of leaks were noticed, however, it is recommended to plan to re-roof in the next 6 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

Project Index #: 3871EXT2  
Construction Cost: $15,000

### BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1945</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1: | 100%   | R-3 |
| IBC Occupancy Type 2: | 0%     |     |
| Construction Type:    |        |     |
| Painted Wood Siding:  |        |     |
| IBC Construction Type:| V-B    |     |
| Basement?             | No     |     |
| Percent Fire Supressed: | 0%    |     |

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $6,500 |
| Priority Class 2: | $31,400 |
| Priority Class 3: | $35,000 |
| Grand Total:      | $72,900 |

| Project Construction Cost per Square Foot: | $72.90 |
| Total Facility Replacement Construction Cost: | $250,000 |
| Facility Replacement Cost per Square Foot: | $250 |
| FCNI: | 29% |

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The Lewis Barn is a single story pole barn structure with exterior walls and roof constructed of galvanized corrugate roofing. The barn is located west of the Lewis residence.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

**GFCI OUTLET INSTALLATION**

The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**WIRING CLEANUP**

The wiring in the barn has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

**BUILDING INFORMATION:**

- Gross Area (square feet): 2,200
- Year Constructed: 0
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- Painted Wood Siding
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $1,100
- Priority Class 2: $0
- Priority Class 3: $0
- Grand Total: $1,100
- Project Construction Cost per Square Foot: $0.50
- Total Facility Replacement Construction Cost: $110,000
- Facility Replacement Cost per Square Foot: $50
- FCNI: 1%
LEWIS RESIDENCE
BUILDING REPORT

The building is a single story wood framed structure with a steeply pitched pyramid type roof structure and asphalt shingle roofing. The residence contains a small attic room with dormers facing east and west. The exterior has a stucco finish and was built in approximately 1930. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The Lewis ranch is located 1.5 miles south of the Morgan ranch.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects: $600</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARBON MONOXIDE DETECTOR INSTALLATION</td>
<td>$300</td>
<td></td>
</tr>
<tr>
<td>FIRE EXTINGUISHER INSTALLATION</td>
<td>$300</td>
<td></td>
</tr>
</tbody>
</table>

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects: $28,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF REPLACEMENT</td>
<td>$28,000</td>
<td></td>
</tr>
</tbody>
</table>

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $36,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>$20,000</td>
<td></td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>2,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % R-3</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td>1930</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $600 |
| Priority Class 2: | $28,000 |
| Priority Class 3: | $36,000 |
| Grand Total:      | $64,600 |

| Project Construction Cost per Square Foot: | $32.30 |
| Total Facility Replacement Construction Cost: | $500,000 |
| Facility Replacement Cost per Square Foot: | $250 |
| FCNI: | 13 % |

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Walker River SRA – Flying M Site – FCA Site #9783
Description: View West from Main House Toward Airstrip.

Walker River SRA – Flying M Site – FCA Site #9783
Description: View South from Morgan Ranch.
Walker River SRA – Flying M Site – FCA Site #9783
Description: View East from Main House Toward Stone Building.

Morgan Main House Shed - FCA Building #4139
Description: Exterior of the Building.
Morgan Main House - FCA Building #4138
Description: Exterior of the Building.

Morgan Garage - FCA Building #4137
Description: Exterior of the Building.
Old Morgan Pumphouse - FCA Building #4136
Description: Exterior of the Building.

Morgan Saddle Shed - FCA Building #4135
Description: Exterior of the Building.
Morgan Singlewide Shed - FCA Building #4134  
Description: Exterior of the Building.

Morgan Singlewide Residence - FCA Building #4133  
Description: Exterior of the Building.
Morgan Barn / Shed - FCA Building #4132
Description: Exterior of the Building.

Morgan Shop - FCA Building #4131
Description: Exterior of the Building.
Wichman Chicken House - FCA Building #4130
Description: Exterior of the Building.

Wichman Saddle Shed - FCA Building #4129
Description: Exterior of the Building.
Wichman House - FCA Building #4128
Description: Exterior of the Building.

Lewis Pumphouse - FCA Building #4127
Description: Exterior of the Building.
Rifle Range Ramada - FCA Building #4126
Description: View of the Structure.

East Skeet House - FCA Building #4125
Description: Looking North - View of the Structure on Right (Trap House to the Left).
Trap House - FCA Building #4124
Description: View of the Structure.

West Skeet House - FCA Building #4123
Description: View of the Structure.
Airport Sheds #6, 7 & 8 - FCA Buildings #4120, 4121 & 4122
Description: View of the Buildings.

Airport Shed #5 - FCA Building #4119
Description: View of the Building.
Airport Shed #4 - FCA Building #4118
Description: Interior View of the Building.

Airport Shed #3 - FCA Building #4117
Description: View of the Building.
Airport Shed #2 - FCA Building #4116
Description: View of the Building.

Airport Shed #1 - FCA Building #4115
Description: View of the Building.
Corral Wellhouse - FCA Building #4114
Description: View of the Building.

Corral Saddle Shop - FCA Building #4113
Description: View of the Building.
Irrigation Shed - FCA Building #4112
Description: View of the Building.

Singlewide - FCA Building #4111
Description: View of the Building.
Well #3 Pumphouse - FCA Building #4110
Description: View of the Building.

Bass Pond Boat Shed - FCA Building #4109
Description: View of the Building.
Shed #10 - FCA Building #4108
Description: View of the Building.

Shed #9 - FCA Building #4107
Description: View of the Building.
Shed #8 - FCA Building #4106
Description: View of the Building.

Shed #5 - FCA Building #4103
Description: View of the Building.
Shed #4 (Pump #2) - FCA Building #4102
Description: View of the Building.

Shed #3/Woodshop - FCA Building #4101
Description: View of the Building.
Shed #2 - FCA Building #4100
Description: View of the Building.

Residence Garage / Shed #1 - FCA Building #4099
Description: View of the Building.
E. Doublewide - FCA Building #4098
Description: View of the Building.

W. Doublewide - FCA Building #4097
Description: View of the Building.
Ranger Office / Garage - FCA Building #4096
Description: View of the Building.

Laundry Room - FCA Building #4095
Description: View of the Building.
Balloon Cottage - FCA Building #4094
Description: View of the Building.

Spa / Workout Center - FCA Building #4093
Description: View of the Building.
Pilot Quarters - FCA Building #4092
Description: View of the Building.

New Mexico Suite - FCA Building #4091
Description: View of the Building.
French Suite - FCA Building #4090
Description: View of the Building.

Dry Cellar - FCA Building #4089
Description: View of the Building.
Cleaning Supply Shed - FCA Building #4088
Description: View of the Building.

Chilled Cellar - FCA Building #4087
Description: View of the Building.
Main House - FCA Building #4086
Description: View of the Building.

Main House - FCA Building #4086
Description: View of the Dining Room.
Pool Pump Cellar - FCA Building #4085
Description: View of the Building.

Stone Building – Game Room - FCA Building #4084
Description: View of the Building.
Stone Building – Game Room - FCA Building #4084
Description: View of the Limited Seismic Bracing.

Old Morgan - FCA Building #3871
Description: View of the Building.
Lewis Barn - FCA Building #3870
Description: View of the Building.

Lewis Residence - FCA Building #3869
Description: View of the Building.