



March 27, 2023

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Housing & Neighborhood Development  
City of Greensboro

**Re: Facility Conditions Assessment for John Dimrey Drive Buildings #1 and #2**

The CPL Team performed a facility conditions assessment of John Dimrey building #1 on March 8 and building #2 on March 14. Each building consisted of twelve two-bedroom dwellings of similar layout, but of various physical states. In addition to the CPL team of an architect and two engineers, a City of Greensboro Water Resources team and a lead/asbestos testing team were on site.

The following summary and supporting photographic documentation describe the current conditions and deficiencies pertaining to exterior envelope integrity, structural components, mechanical, electrical and plumbing infrastructure conditions, life safety and building code deficiencies and interior finishes. Utilities were not active in the buildings which limited the review to visual observation of components. The assessment is limited to observation of the physical current conditions of the parking and sidewalks, not incorporation of any new City planning requirements. No units appear to be ADA-compliant or ADA-adaptable without significant renovation. Floor heights above grade and slope and width of sidewalks do not appear to meet ADA-requirements as-is.

GENERAL EXTERIOR OBSERVATIONS

1. Buildings #1 and #2 are similarly construction with exterior walls as brick veneer over wood studs, crawl space, wood joist floor structure, wood rafter roof framing, plywood roof sheathing, three-tab asphalt shingle roofing, aluminum siding, and aluminum fascia, gable vents, and soffits.
2. One distinction between building #1 and #2 is that building #1 has a 3 to 4 inch step from the entry stoop into the entry door of the unit.
3. Most exterior doors, trim, and frames exhibit damage from being boarded up, forced opening, bullet holes, and minor delamination/spreading at top and bottom. Not all exterior doors are present. A few storm doors are present but missing hardware. Pressure treated wood visible below door's aluminum threshold.
4. Aluminum double hung windows were found in various physical condition. Windows that have broken glass, missing sashes, or couldn't be opened are marked on the individual unit pages. All windows need some spring adjustment for smooth operation. Some windows are missing portions of flat trim around the glazing perimeter but that should not negatively impact function.
5. Some windows have screens but almost all are damaged.



6. Shutters are present unless noted otherwise and finish has faded.
7. Brick veneer is in good condition with some chipped bricks, small holes drilled or present in brick and mortar, and minor stair-step cracking in a couple of locations.
8. Roof shingles are at or beyond their useful life. Utility room penetration and ridge vents are the primary source of water damage inside of the units, but locations and amount vary unit to unit. Roof to wall flashing has a short leg turned up the building face behind the siding.
9. Gutters and downspouts were removed previously. Evidence of gutter hanger holes in the fascia and downspout straps on the wall.
10. Condition of aluminum fascia, soffit, and trim varies across the buildings. Most of the fascia is missing or damaged and more than half of the soffit is missing or damaged. Miscellaneous trim is mostly in place, but joints/intersections have failed. Aluminum siding at gable ends above the roof is mostly intact.
11. Crawl space vapor barrier appears to be intact but covered with trash, fallen insulation, and fallen piping. Some standing water noted at low end of the buildings.
12. Breezeway between units 4 and 5 has been infilled with a door and siding. It appears that enclosed space was used for storage. Ceiling is still intact.
13. Breezeway between units 8 and 9 is missing the aluminum ceiling. Also, it appears that wall sheathing does not properly seal the attic space from the breezeway above ceiling space.
14. Utility penetrations for wiring, gas, dry vents, etc. observed on exterior where equipment has been removed. Seals around the penetrations were not observed.
15. Each unit includes a concrete stoop over brick veneer walls with concrete stairs leading up to the stoop. Gaps exist between the stoop and exterior wall and stoop and stair allowing plants to grow and push the pieces apart. Some stairs were observed to be sloping side to side. No guards present.
16. Landscaping is overgrown and plants are growing against the exterior wall, vines along walls and doors, and growing between stairs, stoops, and area wells at vents / crawl space access points. Grade slopes toward buildings on the high side.
17. Asphalt paving at parking lots and concrete sidewalks leading to the units are both in bad shape. Grass is taking over both. Egress path is not maintained, and sidewalk does not exist at rear exit doors.

#### GENERAL EXTERIOR RECOMMENDATIONS

18. See building site plan pages for specific annotations and recommendations.
19. Replace all exterior doors, frame, trim, and hardware. Doors with bullet holes are marked replace but could potentially be repaired.
20. Repair or replace windows as noted on the individual unit pages.
21. Paint all shutters.
22. Remove roof system down to sheathing, repair sheathing, and install new asphalt shingle roof system, drip edge, and associate trims and flashings. Recommend



- longer vertical leg of flashing than existing at roof to wall intersection.
23. Install gutters and downspouts. Include leaf guard if not maintained each season.
  24. Remove and replace all aluminum fascia, soffit, and trims. Some fascia and soffit could be reused if installer will reinstall and warranty.
  25. Aluminum siding can be reused.
  26. Replace damaged aluminum gable vents. Install screen behind all gable vents.
  27. Remove trash and fallen insulation from crawl space. Replace fallen/missing insulation. Check vapor barrier to confirm integrity. Recommend consideration of crawl space encapsulation.
  28. Variety of well types installed at crawl space vents. If vents are to remain, install the same well material, fasten to the exterior wall, install gravel bottom 12 inches deep for drainage, and keep clean of debris.
  29. Reinstall crawl space vents. Include cost for 20 new vents to match existing.
  30. Remove breezeway infill between units 4 and 5 and convert back to a breezeway. Seal gap between concrete floor slab and exterior walls.
  31. Install aluminum ceiling at breezeway between units 8 and 9 to match existing.
  32. Repair or add sheathing above ceiling from wall to roof deck at breezeways to separate and insulate units on each side from the exterior breezeway attic space.
  33. Replace damaged and missing window screens if screens are desired.
  34. Remove and replace sealant around all windows and exterior doors.
  35. Clear area ways and wells of debris and plant growth at vents and crawl space access.
  36. Install composite doors for crawl space access.
  37. Seal all penetrations through floor and crawl space wall, particularly bathroom drain hole below bathtub.
  38. Install guards at all stoops over 30 inches above grade.
  39. Install handrail at all stairs with more than 4 risers.
  40. Reinstall stairs that are not level.
  41. Install sealant at joints between stoop and building exterior and stoop and stairs.
  42. Recommend to remove existing sidewalks and install new, wider (5'-0") concrete sidewalks throughout the site. Breezeway slab between units 4 and 5 drops off at the rear of the facility.
  43. Recommend to remove and replace existing asphalt paving with new. Recommend grading adjustments to direct surface water from the parking lots around the buildings and/or installation of a French drain to assist that effort.
  44. Reconstruct corner of Unit 20 roof (see exterior markup S5) where it appears that a tree limb crushed the fascia, roof sheathing, framing, and soffit.
  45. Include tuck pointing and brick repair allowance of 500 SF.
  46. Include roof sheathing removal and replacement allowance of 100 SF per unit.
  47. Include wood fascia/trim removal and replacement allowance of 50 linear feet.



## GENERAL INTERIOR OBSERVATIONS

48. Floor finishes include carpet and VCT in all units. All are stained and/or damaged.
49. Some units have the interior doors and hardware intact, and some do not. All interior doors appear to be hollow core type with knob hardware. Some utility and laundry doors could not be observed in operation due to mechanical unit or debris obstructions.
50. There is variation in the types of door hardware throughout with different knob types and mismatched finishes between deadbolt and knob on exterior doors.
51. Window blinds are on some windows and in various states of disrepair. Repair and touch up interior window casing and trim where blinds and curtains have been screwed or nailed in place.
52. Kitchen cabinets and counter tops all exhibit wear from use and damage from moisture, heat, and other abuse. Some units had a range, range hood, and/or double sink, but almost all should be demolished. Given the current state of the kitchens, grade of cabinets, and difficulty of repair, kitchen conditions were not noted on the individual unit pages.
53. Bathrooms include a small vanity cabinet with sink, toilet, and tub/shower with a three-piece wall surround. Bathroom accessories include shower curtain rod, towel bar, toilet paper holder, mirror/medicine cabinet, and vanity light. Bathroom conditions vary greatly across the units. All tubs appear to be in good condition if they can be cleaned. Tub/shower surrounds should all be removed to verify condition of wall behind and replaced. Toilets have lots of debris in the bowls and may not be reusable. Sinks appear to be in good condition if they can be cleaned. Vanity cabinets exhibit the same wear, moisture, heat, and other abuse damage as the kitchen cabinets and should be replaced.
54. Closets generally include a wire shelf with clothes rod in the living and bedrooms and multiple wire shelves in the linen closet.
55. Laundry closets are sized to fit a stackable washer and electric dryer. Trim is missing around most of the washing machine water supply/drain box. Dryer vent pipes are observed to run through the floor and into the crawl space.
56. Utility closets include space for a water heater on the floor, a wood shelf around 3 feet high for a mechanical unit, and duct penetration running through the ceiling and roof to vent the mechanical unit. These closets generally exhibit significant water damage on the walls, floor, ceiling, and shelf due to leaks around and through the duct penetration at the roof and water heater leaks on the floor.
57. Ceilings have a “popcorn” finish in all rooms except the kitchen, bathroom, and utility closet. Major water damage is noted on the individual unit pages but all water damage may not be noted due to discoloration of the ceiling finish and paint masking minor damage.
58. Attic access is provided via a wood scuttle panel (no ladder) in the Hall. Panel sits on perimeter trim around the opening.



## GENERAL INTERIOR RECOMMENDATIONS

59. See individual unit pages for unit specific recommendations.
60. Remove all flooring and associated accessories and install new flooring. Trim can remain or be removed and salvaged for reinstallation.
61. Window and door trim to remain and be repainted unless noted otherwise.
62. Add door hardware where missing and consider replacing existing hardware so that it matches new.
63. Remove all kitchen cabinets, countertops, and appliances and install new.
64. Remove bathroom vanity and install new.
65. Remove bathtub wall surround and install new.
66. Bathtubs to be reused if stains can be removed via cleaning. Recommend pulling all bathtubs to confirm subfloor condition and then reinstall.
67. Remove toilets and install new unless toilets can be cleaned out and operation can be verified.
68. Wall finish, door frame, and window frame touch-up will be necessary throughout the units to patch miscellaneous nail and screw holes.
69. Include subfloor removal and repair allowance of 48 SF per unit.
70. If ceilings are being spot repaired/replaced based on unit specific tags, include ceiling removal and replacement allowance of 100 SF per unit for coverage of damage that may present itself during spot demolition.

## HEATING AND COOLING SYSTEM OBSERVATIONS

71. Based on observations, it appears that each unit was cooled with a split system air conditioning system and heated with a natural gas furnace.
72. The condensing coil (outside unit) of the split system was not present for any of the apartment units.
73. The evaporator coil/furnace/fan system was present in most units but had been disconnected from electrical and gas services and moved out of the mechanical closet.
74. Supply duct to each room runs above the ceiling and a central filter return grille is in the living room. The thermostat for the unit is located beside the return grille.

## HEATING AND COOLING SYSTEM RECOMMENDATIONS

75. For each unit, install a split system heat pump with supplemental electric heat. Install new thermostat.
76. Replace any supply duct that is internally insulated with externally insulated duct.
77. Repair/replace filter return grille and mate to new indoor fan unit.
78. Remove/terminate gas supply and furnace exhaust piping. Patch roof as needed.



## PLUMBING SYSTEM OBSERVATIONS

### 79. Water Heater

- a. It appears each unit had a gas fueled water heater. In most units, the heater is no longer present.
- b. Water Heater supply piping before the shutoff valve is broken in some units which will cause a leak if the unit's shutoff valve is opened.

### 80. Domestic Water Supply and Sanitary Waste

- a. No back flow preventers were observed near the meter or in the unit but may be present in the crawlspace.
- b. Water supply from the street is from individual boxes for each unit. The boxes are ganged in groups of 6 at the street on the long end of each building (4 groups) for a total of 24 (1 per unit).
- c. For the group of boxes supporting Units 1 through 6, previous work has cross-connected pipes and City Water is unsure which box supports which unit. Testing showed a leak after the box for one unit and cross-connection on at least box. Each unit has a water shutoff valve inside the unit. Piping after the shutoff valve is broken in Unit 3 causing a leak when water was turned on at the street box.
- d. The group of boxes supporting Units 19 through 24 did not exhibit any leaks but is unknown if there are any cross-connected pipes.
- e. Washer piping and connections appear intact but are exposed in some units.
- f. Supply and sanitary piping runs in the crawlspace for each unit.
- g. Testing of water supply in the units was limited by broken/missing piping and fixtures.
- h. Testing of sanitary waste in the units was not possible due to lack of supply water.

### 81. Plumbing fixtures

- a. Shower/Tub: Intact but in need of cleaning. Shower heads and spigots present in most, but not all units.
- b. Toilet: Intact but in need of cleaning.
- c. Bathroom sink: Mostly intact but in need of cleaning. Sanitary waster piping present in most, but not all units.
- d. Kitchen sink: Present in many but not all units. Faucets present in many as well, but many have been cut or removed. Sanitary piping present too but some units have none.
- e. Testing of sanitary piping not possible because of lack of supply water leaks.

## PLUMBING SYSTEM RECOMMENDATIONS

### 82. Water Heater

- a. For each unit, install a similarly sized electric water heater.
- b. Repair/replace water heater inlet and outlet piping. Install water heater shutoff valves as needed.
- c. Remove/terminate gas piping.



83. Domestic Water Supply and Sanitary Waste
  - a. Install back flow preventers on each unit's supply per code.
  - b. Determine actual piping runs and connections for each box/unit. Eliminate cross-connections.
  - c. Renovate boxes/piping to accommodate water meters and meet code requirements.
84. Plumbing fixtures
  - a. Replace/clean fixtures as needed.
  - b. Repair/replace sanitary piping as needed.

#### ELECTRICAL SYSTEM OBSERVATIONS

85. The complex electrical system is comprised of (3) services which feed (4) apartments each. Each service point has (4) meter bases with 100 amp circuit breakers each. The breakers are weathered where the covers have been knocked off and need to be tested for proper operation. One meter cabinet (feeds center apartments) is damaged and needs to be repaired or replaced.
86. The telephone and cable television also have demarcation points at two of the locations.
87. The electrical systems for the individual units are in poor condition save the unit electrical panels. The panels are 100 amp main lug only panels and could be reused if future loading of HVAC units with electric heat allows.
88. The electrical devices in the units (receptacles and switches) need to be replaced. Some are damaged beyond repair or burnt from overloaded plug loads.
89. The circuit breakers in the panels need to be tested and replaced as needed, most appeared to be in good condition and undamaged.

#### ELECTRICAL SYSTEM RECOMMENDATIONS

90. Repair or replace damaged meter cabinet noted above.
91. Telephone and cable television cabinets to be repaired by the utility company.
92. Replace all electrical devices and cover plates inside the units.
93. Recommend replacing all lighting fixtures. Some fixtures, especially in the kitchen areas, may be reusable.
94. The exterior lighting fixtures need to be replaced as most are damaged.
95. Where some receptacles are burned the wiring needs to be carefully inspected and repaired as needed.
96. The exterior disconnects for the outdoor HVAC units will need to be replaced as most are broken and missing the circuit breaker from them.
97. Would recommend, if possible, to have the existing utility provided security lights replaced to an LED light source. The City of Greensboro would need to contact Duke Energy for this change. Security lighting for the apartment complex area should be reevaluated by the utility company and the City of Greensboro.

END OF ASSESSMENT