

Frank

BUILDING INSPECTION

5/27/04

Gary Isenberg, Keystone Bldg Services

Cable Office

CURRENT NEEDS

Still leaking above the north side door (which faces the alley) next to the chimney flue

2" PVC pipe in basement needs to be rehung -- it comes from the basement of the Vanity and is hanging , there is no way it is draining properly

Need new sump pump in the basement and update pipes to sump (old is disconnected)

Back (East) brick wall leaking water through roof/brick intersection

FUTURE NEEDS

Last office on the left has plaster coming off due to water damage

Cement wall needs repair in ladies room

Men's room has wall/ceiling cracks due to old water damage

These are cosmetic but should be fixed sometime in the future to prevent further problems

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VANITY THEATRE

Did not go on the roof due to girls in dressing room getting dressed for rehearsal. Gary had done a bldg inspection 4-5 years ago with Susan Jeffries when Barry Pool was on the board. Apparently Barry was told back wall was going to fall down and needed to be fixed pronto. Gary told Barry was not as damaged as that and needed to be tuck pointed and submitted a bid. Barry then did nothing and it fell in Cos's lap who did not know about the Keystone Bldg Inspection or bid.

Again, Gary did not go on the roof because by the time we got to it the girls were there. We started the inspection at 4pm at the Cable office. Gary said he knew what shape the roof was in 4 years ago and that it needed work. He recommended we install a single ply rubber roof I believe the product is called EPDM. Locally Gary Ross 362-2275 or Clyde Jones with countryside Insulation does them. I guess Clyde works with Earl Procter who is turning his roofing business over to Clyde. Countryside's # 866-1080. Gary could see from the alley the white coating that Ron & Christopher's Roofing had applied. He said it is effective if applied properly. There is a primer coat, then mesh to cover holes and then a finish coat. It seems most of the leaks are around corners where the roof and walls intersect. In the cable office it was below the intersection of the roof and the chimney flue.

Gary had a very good impression of the Vanity. He said the building was worth every penny we could pour into it. He said if the board wants a reality check we should call Gil Tobias at AAA Church Bldg Services and ask him to give us a rough figure of what it would cost to build a 200 seat theatre. His guesstimate was half a million. He said the sprinkler system in a new building would be \$30,000 at least so we might as well spend that on a roof and stay here. **BIG PLUS, LOCATION, LOCATION, LOCATION!!!** He pointed out that our **LOCATION** downtown was the best that could be had in Crawfordsville. If we went south of town and built a pole barn as Jimmie Servies suggested he said land is now at a premium thanks to Home Depot and Wal-Marts new supercenter plans.

He had a few suggestions for the Vanity but found only **ONE** immediate need if it's not already done. **CAP THE CHIMNEY FLUES**

SUGGESTIONS

Insulate the Green Room ceiling and drywall it. It doesn't have to be pretty. 6" batts of insulation will give it an R Value of 19 which will help greatly with the heating and cooling bills. He was surprised the fire marshal didn't complain about the insulation that was there and showing. Gary said that is against the bldg code.

SUGGESTIONS -continued

Insulate the Metal ductwork in the Wood Room. He was very surprised that they weren't sweating with the air on.

Must take things out of the furnace room behind the costume room. Some one has again stored wood and props there. He said he was surprised the fire marshal didn't say we had to enclose this room.

Must NOT use extension cords with lighting. Told him we had taken down a lot of them and were working on it. He emphasized the DANGER, and don't get caught by the fire marshal doing it again.

Was very impressed by the sprinkler system. Said whoever did it did a good job. Wondered if it ran under the stage also. He said it should.

Suggested smoke detectors ESPECIALLY with our use of extension cords. He was again surprised the fire marshal didn't insist on it.

Suggested we replace the missing acoustic tiles in the house. Thought the house looked okay otherwise.

Thought basement was okay, didn't see any problems there.

He asked who suggested furnaces be replaced? I told him Rigger? He said we should call Al Stelk @ Bend and Brake at Darlington, cell 366-2711. I said I didn't know what the problem was but that they were old. He said so what if they are old, don't spend the money to replace them unless they are unfixable. He said Al Stelk would tell us the same thing and probably give us a better quote than Rigger.