CAMP WAUPACA - STRUCTURAL INSPECTION OF EXISTING FACILITIES FOR DAVID WOLF - CAMP YOUNG JUDAEA

BUILDING	COMMENTS ON CONDITION OF BUILDING
MAIN OFFICE	WATER STAINS ON WALL NEAR SINK POSSIBLY FROM DRIVING RAIN COMING THROUGH A FEW SMALL HOLES IN THE WALL (THESE SHOULD BE CAULKED). FOUNDATION GOOD - NO SAGS IN FLOOR JOISTS.
PROGRAM OFFICE	THE BOARDS USED AS A STEP UP TO THE FACILITY ARE UNSAFE. THESE SHOULD BE PERMANENTLY BUILT OF MATERIALS THAT DO NOT DEFLECT EXCESSIVELY.
CANTEEN	BACK PORTION APPEARS TO HAVE BEEN ADDED ON WITH A PLYWOOD FLOOR THAT DEFLECTS EXCESSIVELY. SHIMS FOR FOUNDATION ARE DECAYED. CANTEEN WINDOW COVER (DOOR) NEEDS ADJUSTMENT TO FIT THE OPENING.
STORAGE SHED	SHACK MADE OF STRUCTUREWOOD WALLS WHICH ARE WARPED AND HAVE GAPS BETWEEN PIECES.
KITCHEN/ASSEMBLY HALL	MANY ROOFING PATCHES - LAST PATCHES DONE IN 1987. THE SUSPENDED CEILING TILES ARE ALL WARPED WITH SEVERAL WITH WATER STAINS. IT IS NOT CLEAR WHETHER THESE WATER PROBLEMS OCCURED BEFORE OR AFTER THE 1987 ROOF PATCHING. THE EXIT DOORS ALL OPEN INTO THE BUILDING, RATHER THAN SWINGING OUT AS REQUIRED BY CODE FOR AN ASSEMBLY FACILITY SUCH AS THIS. THIS PROBABLY IS NOT A BIG CONCERN BECAUSE MOST DOORS HAVE SCREEN DOORS AND IN THE WARM SUMMER MONTHS THE INSWINGING INTERIOR DOORS WOULD PROBABLY BE LEFT OPEN WHEN

OCCUPIED BY LARGE GROUPS OF PEOPLE. THE FLOOR IS SOLID, BUT WAVY. THE STEP UP BETWEEN THE ORIGINAL BUILDING AND ADDITION IS A POSSIBLE TRIPPING HAZARD. THE FLOOR HEIGHT DIFFERENCE SHOULD BE REDONE WITH A SMOOTHER TRANSITION. A MAJOR CONCERN IS THE HEADER BY THE DISHWASHING AREA WHICH IS SAGGING EXCESSIVELY AND IS PROPPED UP WITH A JACK POST. IT APPEARS THAT THE HEADER WAS NOT DESIGNED TO CARRY THE ADDITIONAL SNOW DRIFT LOAD AT THE HIGH/LOW ROOF CONDITION. A JACK POST HAS BEEN INSTALLED TEMPORARILY TO HELP SOLVE THIS PROBLEM, BUT THIS DOES NOT APPEAR TO BE ADEQUATELY SOLVED. THE HEADER SHOULD BE JACKED UP AND REINFORCED.
BOTH DOUBLE-DOOR SCREEN DOORS ARE WARPED AND BADLY WEATHERED.
THE FOUNDATION APPEARS TO BE SOUND.

CABIN 13 — ROOF LINE IS WARPED AND CEILING JOISTS ARE SAGGING.

CABIN 14 — SHOWER WOOD ON WALLS IS ROTTED @ BOTTOM.

CABIN 12 — CEILING RAFTERS ARE SAGGING.

CABIN 11 — CEILING RAFTER JOISTS ARE SAGGING.

CIT CABINS — THESE WERE LOCKED UP. BUT APPEARED TO BE IN GOOD CONDITION FROM THE OUTSIDE.

STORAGE BARN — THIS WAS BUILT LAST YEAR AND IS IN EXCELLENT CONDITION.

LODGE

1) DIRECTOR'S HOUSE — THE WOOD FLOOR DECK HAS RAISED UP IN THREE SPOTS (LINES ACROSS FLOOR) - THE CAUSE IS NOT APPARENT AS WE DID NOT GO DOWN INTO THE CRAWL SPACE. THE PORCH CEILING HAS NUMEROUS WATER SPOTS AND THE PLUMBING VENT ROOF AREA HAS BEEN PATCHED RECENTLY.

2) COMPUTER ROOM UNIT — VINYL FLOOR IS BUCKLING IN SEVERAL AREAS AND IS IN POOR CONDITION.

3) WATER FRONT DIRECTOR'S UNIT — THE BATHROOM CEILING IS WATER-STAINED FROM AN APPARENT ROOF LEAK. THE FLOORING IS NEW.

4) INFIRMARY — THERE IS WATER STAINING ON THE BEDROOM CEILING AND THE CEILING TILE IN THE BATHROOM IS SAGGING.

ASSISTANT DIRECTOR'S OFFICE (ATTACHED TO UNIT 11) — CEILING IS WATER-STAINED AND THE WOOD ROOF DECK IS ROTTED ABOVE THE WATER HEATER.

CABIN 10 — WATER STAINED CEILING - RE ROOFED 4-5 YEARS AGO. CEILING JOISTS ARE SAGGING.

CABIN 9 — WATER STAINS ON CEILING NOT EVIDENT - CEILING WAS RECENTLY PAINTED. SOME WATER STAINING @ RAFTER LINES. OWNER SAID THERE WAS ROOF LEAKS BEFORE ROOFING WAS REDONE RECENTLY.

CABIN 8 — WATER STAINING @ VALLEY & TOP WOOD PLATES ARE SAGGING @ SAME SPOT. OWNER SAID ROOF LEAKED AT THE VALLEY & HAD BEEN REROOFED 3 YEARS AGO. THE CEILING JOISTS ARE SAGGING.

CABIN 7	.CEILING IS WATER STAINED.
CABIN 5 & 6	REROOFING ONLY 3-4 YRS. OLD - WATER STAINING MINIMAL.
CABIN 3 & 4	VALLEY ROOFING IN POOR SHAPE. FLOORING NOT LEVEL, BUT SOUND. REROOFED 5+ YEARS AGO.
CABIN 2 & 1	BUILT IN 1962 & IN GOOD SHAPE.
TRIPPING SHACK	VIEWED FROM EXTERIOR ONLY - IN GOOD CONDITION.
CRAFTS BUILDING	THIS BUILDING IS IN POOR CONDITION. THE ROOF IS SAGGING AS IS THE FLOOR. THE FASCIA IS ROTTED. THIS BUILDING APPEARS STRUCTURALLY UNSAFE.
RECREATION HALL	OVERHANG (SOFFIT) IS WATER-STAINED. THIS BUILDING WAS REROOFED 5 YRS AGO. THE ROOM WITH THE FIREPLACE HAS A CRACK ACROSS THE CONCRETE FLOOR PERPENDICULAR TO THE FIREPLACE. THIS APPEARS TO HAVE INITIATED AT THE SQUARE CORNER AT THE FIREPLACE FROM SLAB SHRINKAGE AND SETTLEMENT.

CONCLUSIONS:

THE CAMP IS IN GOOD SHAPE CONSIDERING ITS AGE. THERE ARE SEVERAL ROOFS THAT APPEAR TO BE IN NEED OF REROOFING, BUT THIS IS EXPECTED IN OLDER STRUCTURES.

THE ONLY TWO ITEMS OF MAJOR CONCERN ARE THE HEADER BETWEEN THE KITCHEN & DISHWASHING AREA IN THE ASSEMBLY HALL AND THE CRAFTS BUILDING. THE HEADER SHOULD BE REINFORCED AND THE CRAFTS BUILDING IS PAST THE POINT OF ECONOMICAL REPAIR.

ALMOST ALL THESE BUILDINGS ARE SET ON TOP OF CONCRETE BLOCKS AND NOT TIED MECHANICALLY TO A FOUNDATION, WHICH WAS ACCEPTED PRACTICE FOR COTTAGES BUILT AT THE TIME OF THE CAMP'S CONSTRUCTION. THIS WOULD ONLY BE A CONCERN IN HIGH WINDS FOR UPLIFT.