

# Point Hudson Condition Assessment Port Townsend, WA

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Point Hudson Circa. 1940



Point Hudson Circa. 1998

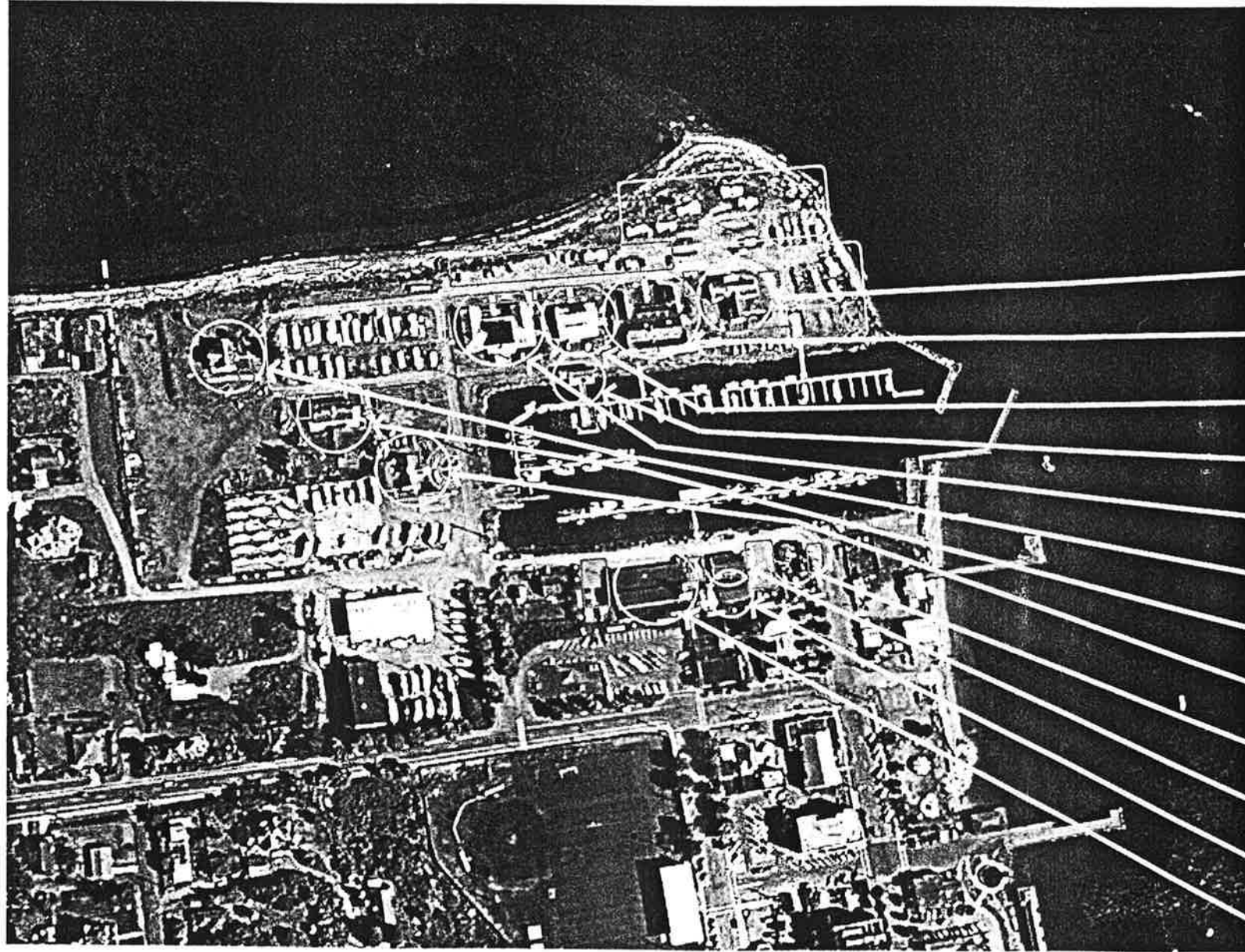
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# Point Hudson Condition Assessment Port Townsend, WA



Approximate Point Hudson Site and Building Location

Parking Areas ☐

RV Parking Areas ☐

Approximate Property Line

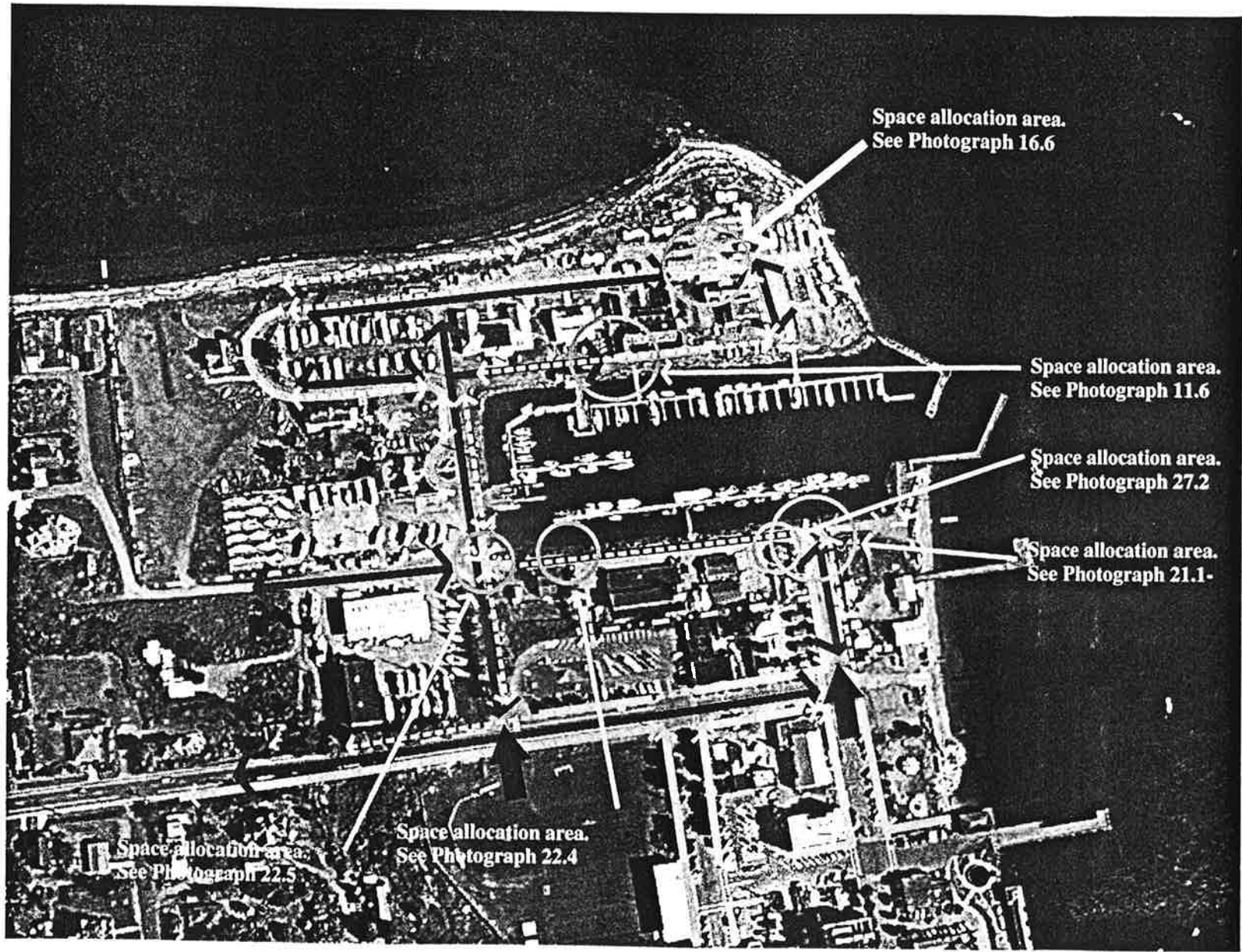
- Shower Building
- Main Building
- Pavilion
- Office/Artful Dodger
- Motel Building
- Commandant's Bed and Breakfast
- Duplex
- Wooden Boat Foundation
- Landfall Restaurant
- Pigmy Kayak
- Storage Building
- Armory

**SITE MAP  
PAGE S-1**

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Key

Pedestrian way



Sidewalk



Pedestrian on a sidewalk



Two way traffic



One way vehicular traffic



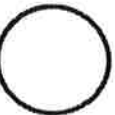
Primary Site Access



Approximate Property Line



Evaluation area of space allocation



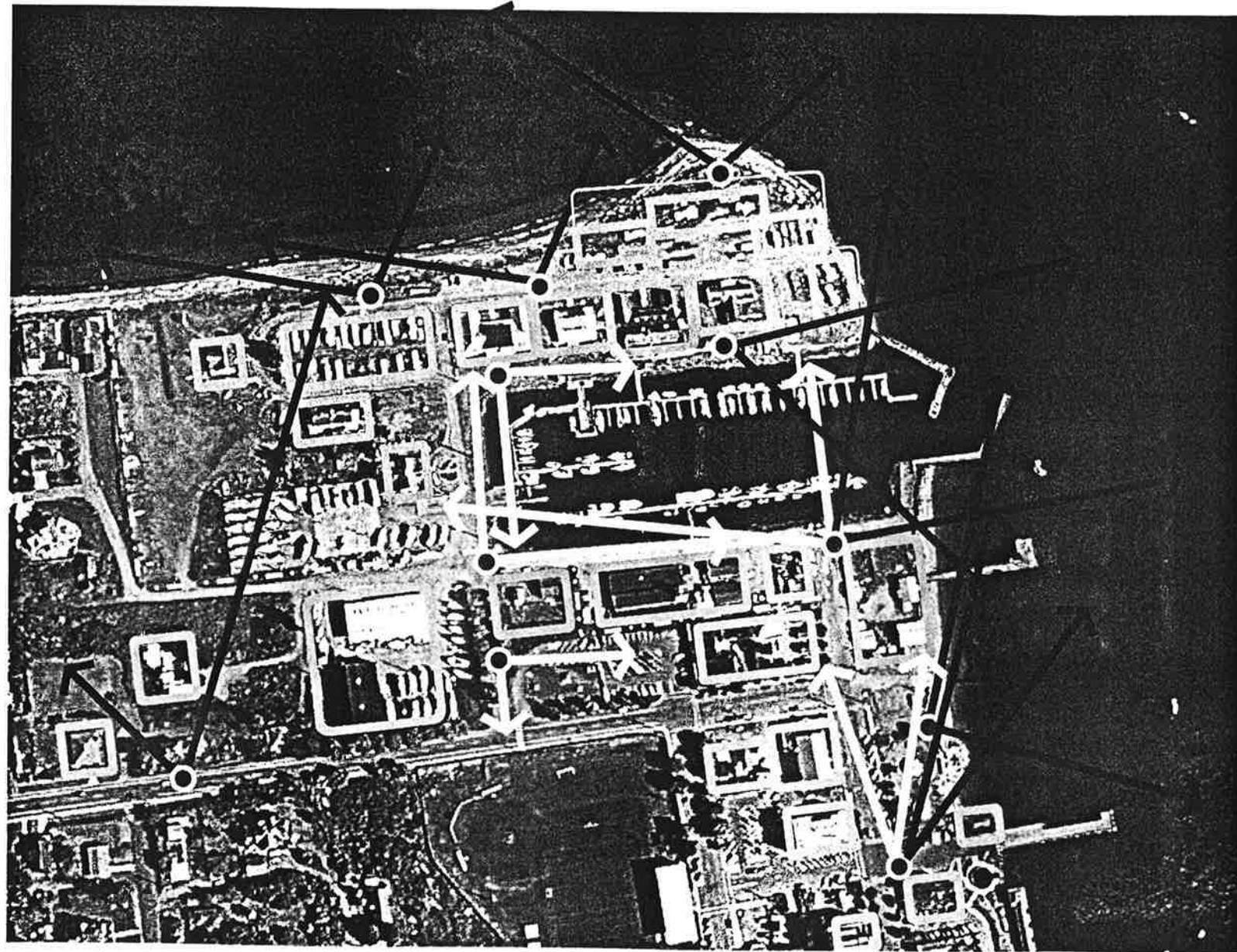
CIRCULATION AND SPACE ALLOCATION  
PAGE S-2

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# Point Hudson Condition Assessment Port Townsend, WA



## Key

Viewing location



Non-obstructed view (non-restricted focus)



View restricted to local focus

Obstruction to remote focus



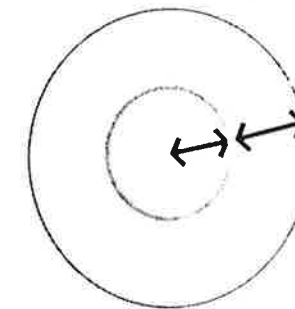
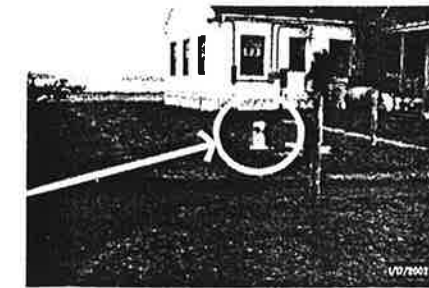
Approximate Property Line

## VIEWPOINT ANALYSIS PAGE S-3

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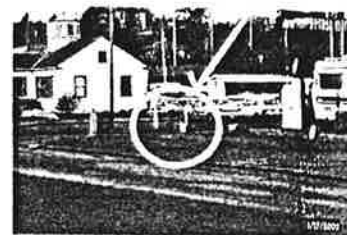
# Point Hudson Condition Assessment PORT TOWNSEND, WA



50 foot radius  
100 foot radius  
**Fire Hose Length Diagram**



**Fire Hydrant Locations**



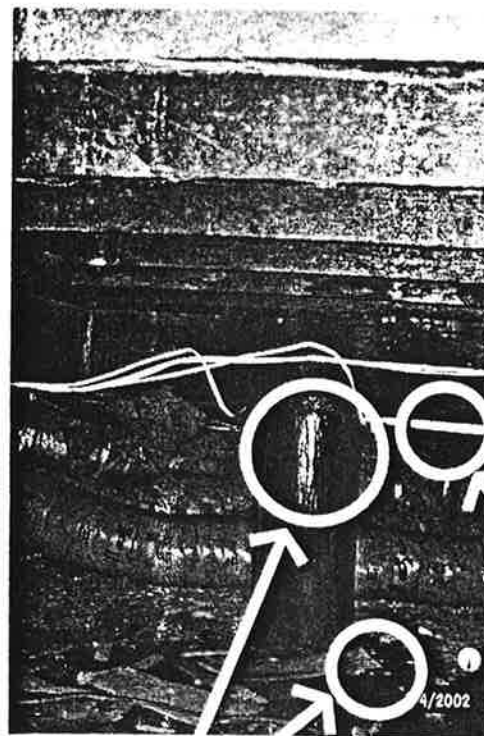
**SITE MAP  
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# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA

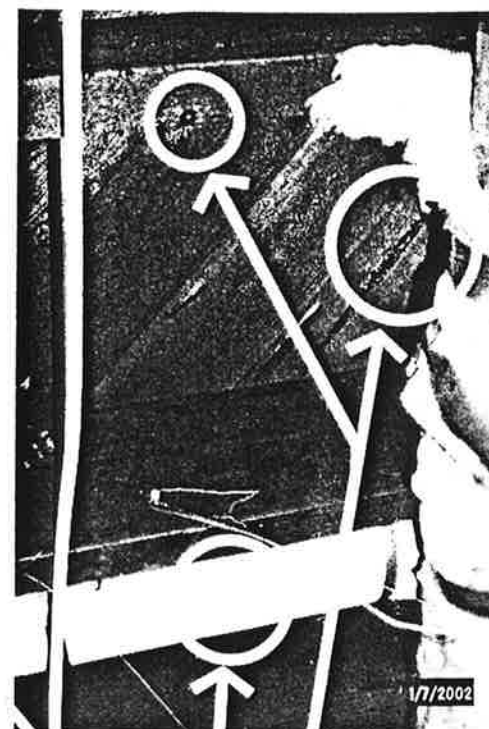


1.1

- Dripping creosote at piling.
- Dripping creosote at floor joists and diagonal sub-flooring.
- Steam pipe insulation [non-friable asbestos].



1.6



1.2



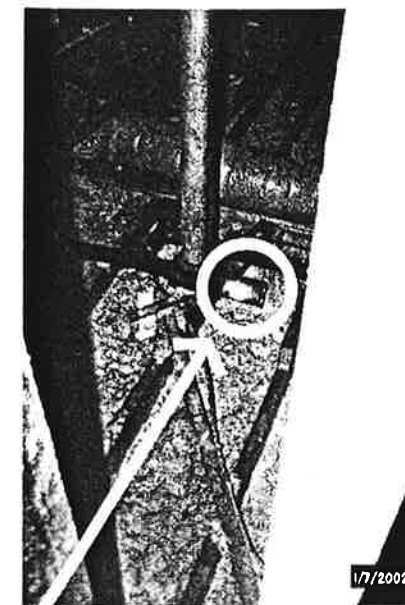
1.3



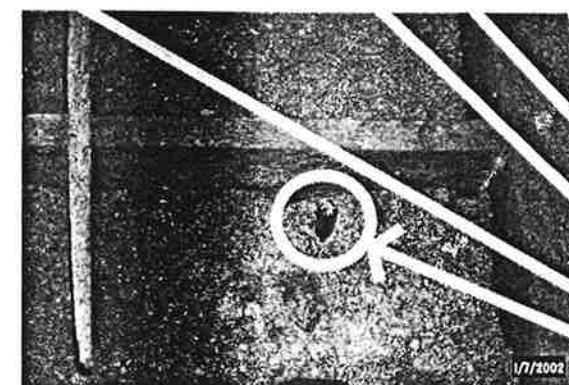
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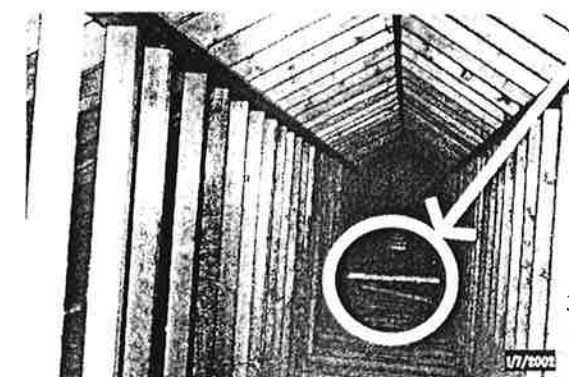
1.4



1.5



1.8



1.9

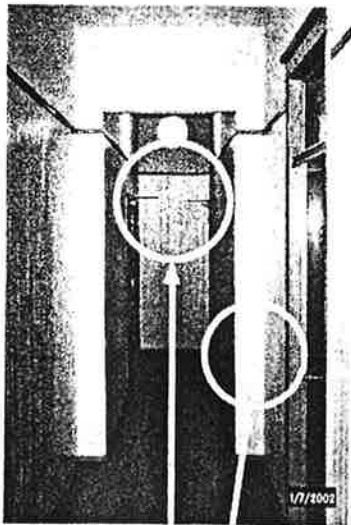
- Vent piping exhausting directly into attic ambient air space.
- Piping chase extending to crawl space
- Attic ventilation without insect screen
- Asbestos insulation at decommissioned steam piping.
- Drip pan at water heaters
- Pocket knife illustrating depth of insulation.
- Asbestos piping insulation

MOTEL  
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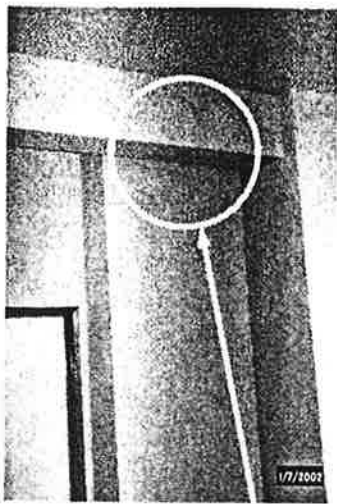


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2.1

- Diminished corridor width [3'-8"] due to installing toilets [circa. 1970].
- Non-rated, hollow core [3'-0" wide] doors swinging into the cor-



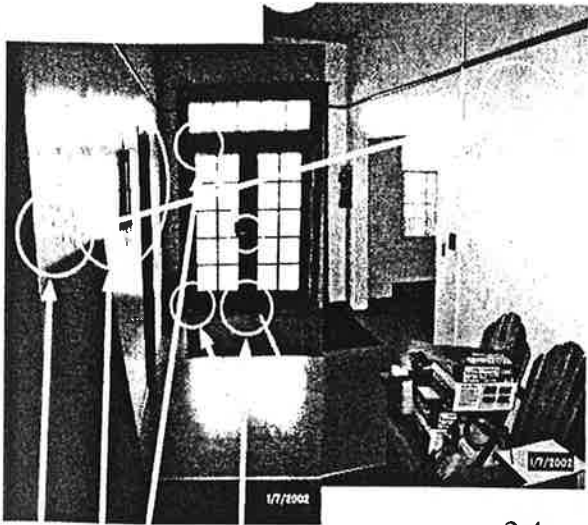
2.2

Structural header installed due to changing corridor width.



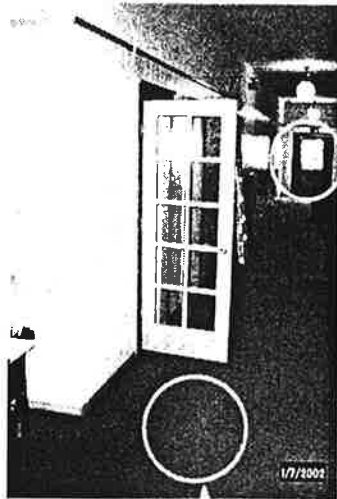
2.3

Typical room entrance door showing [in-swinging but closed] transom, door closer, locking hardware, surface mounted heating controls and fire alarm.



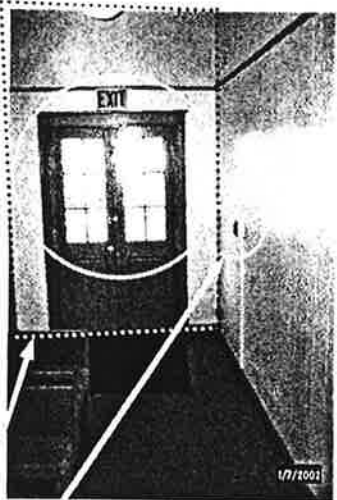
2.4

- Air gap illustrating insufficient weather-stripping.
- One operable door [w/ closer]; one door with flush mounted slide bolts. Medium to low quality hardware.
- Fused electrical sub-panel. See photo 4.3.
- 3/16" thick painted Luan mahogany, vertical textured plywood paneling installed as a wainscot to 8'-0".

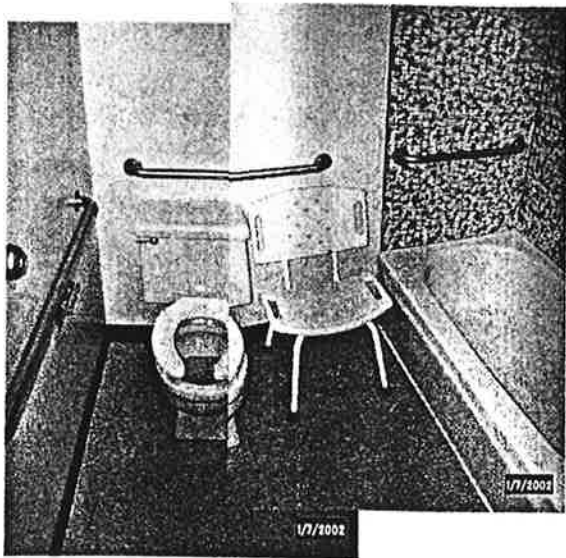


2.5

- Approximate shape of corridor
- Surface mounted fire alarm with surface mounted 'wire mold.'
- Directly adhered carpet to sub floor.



2.6



Handicapped toilet

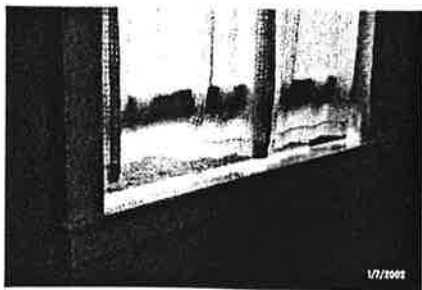
2.7



2.8



2.9



2.10

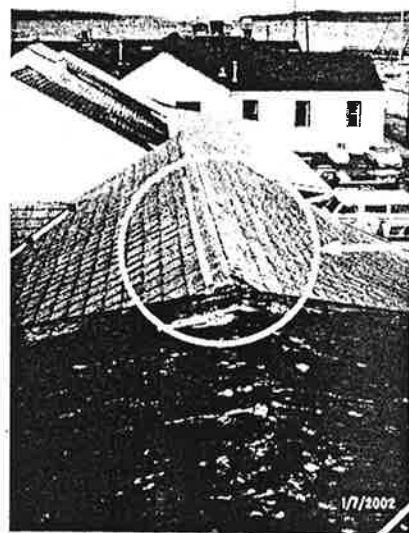
MOTEL  
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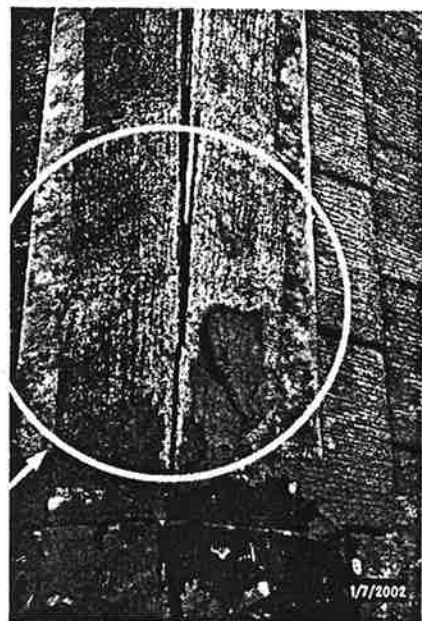




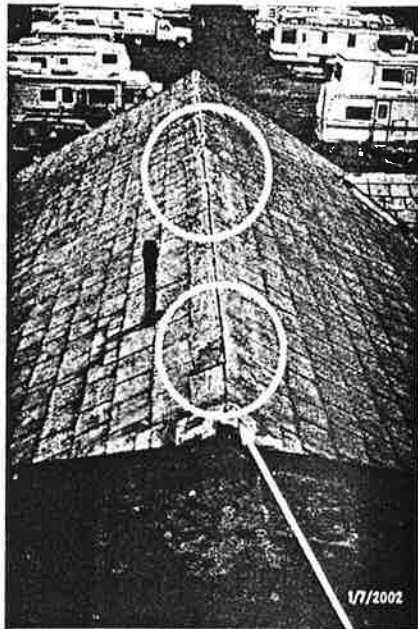
POINT HUDSON CONDITION ASSESSMENT  
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3.1

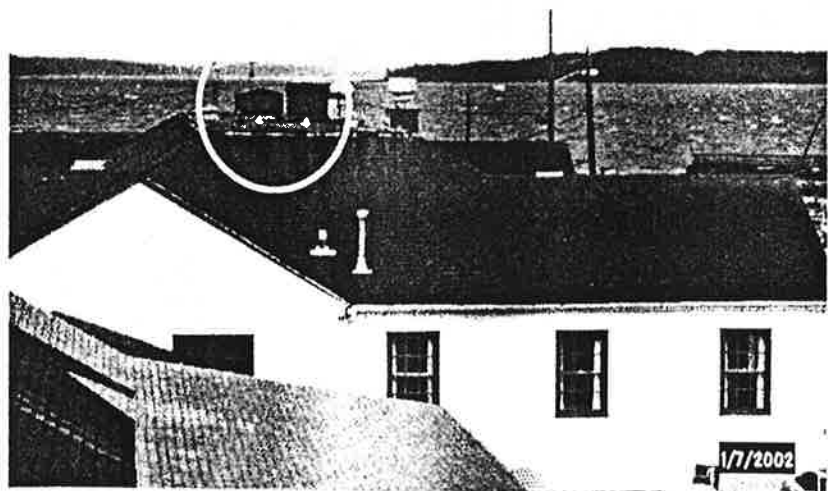


3.2



3.3

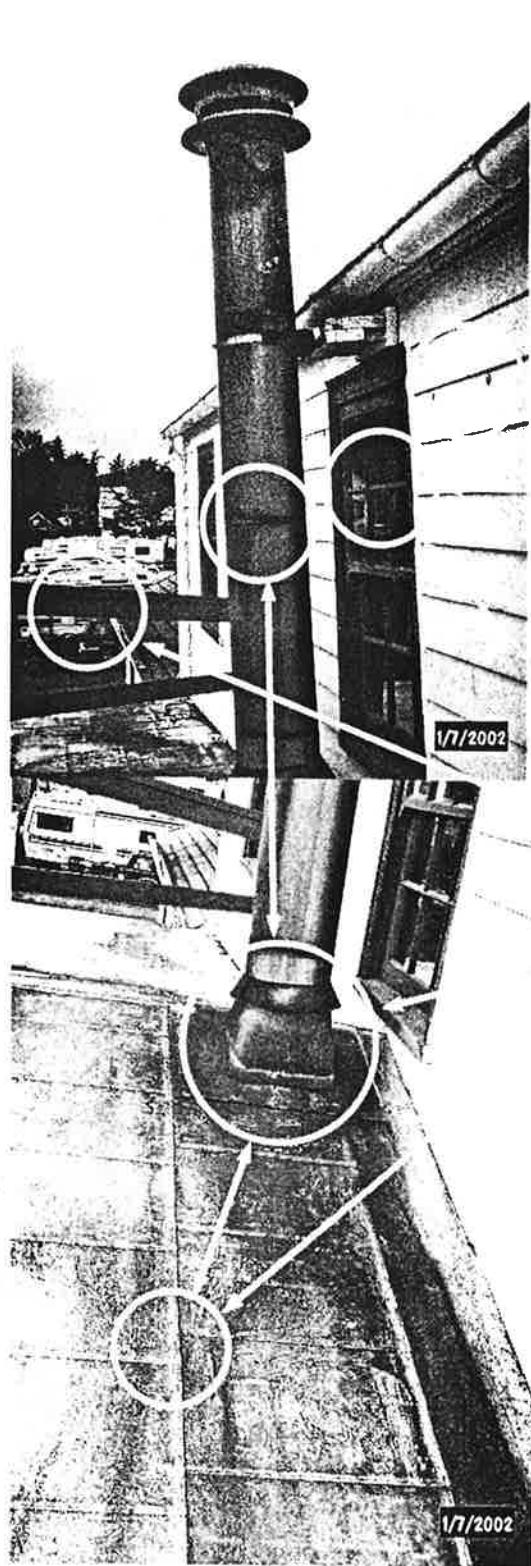
- Roof ridge repair including placing galvanized sheet under existing ridge shingles.
- Repair of shingles to include application of roofing adhesive over existing shingles.
- Built up roof weathering to expose fiberglass roofing felts.
- Flat roof over main building



3.5



3.6



3.4



3.7

- Ventilation cap for post-construction insulation of exterior walls at each stud space.
- Window utilized for exit of top floor.
- Handrails utilized for exit of top floor.
- Copper roof showing effects of rusting flue and flashing collar. Roofing showing signs of failure via metal fatigue due to walking on it.

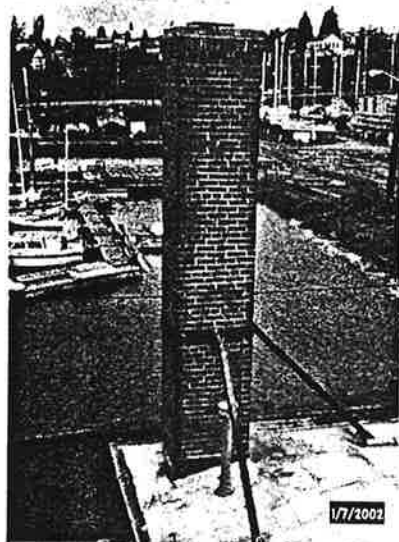
MOTEL  
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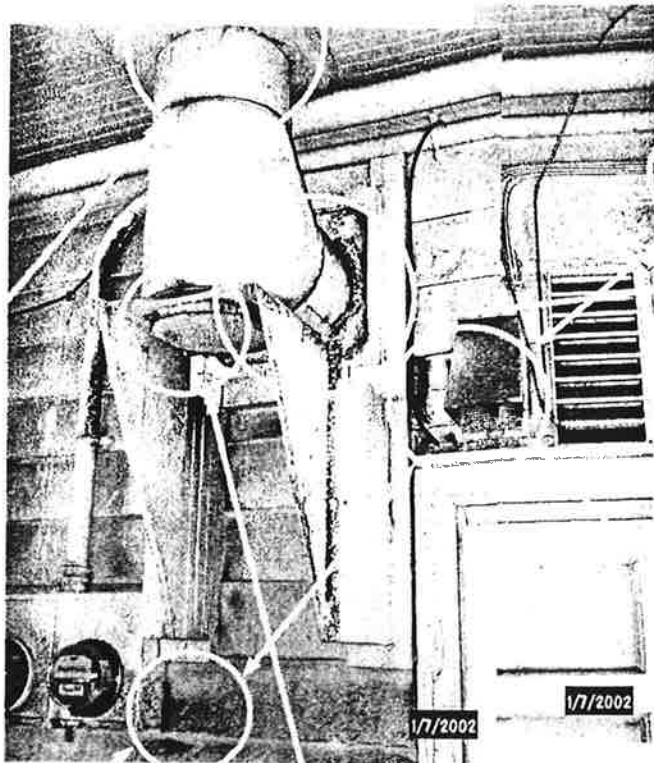


4.1

Decommissioned flue at Laundry Building  
with rusting supports



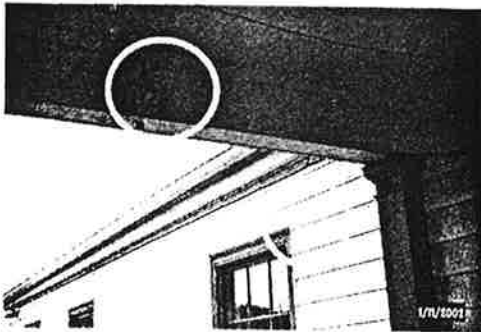
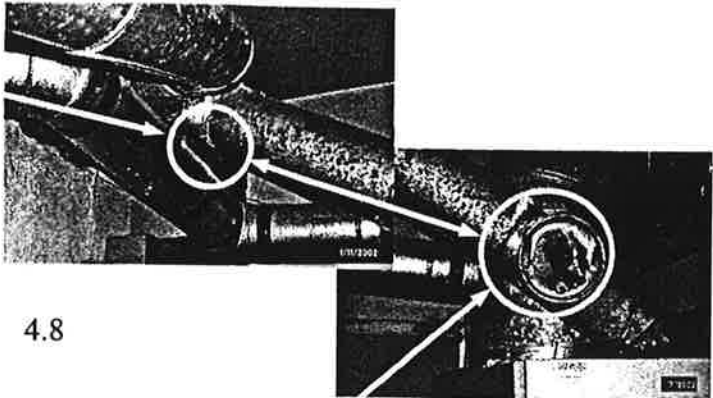
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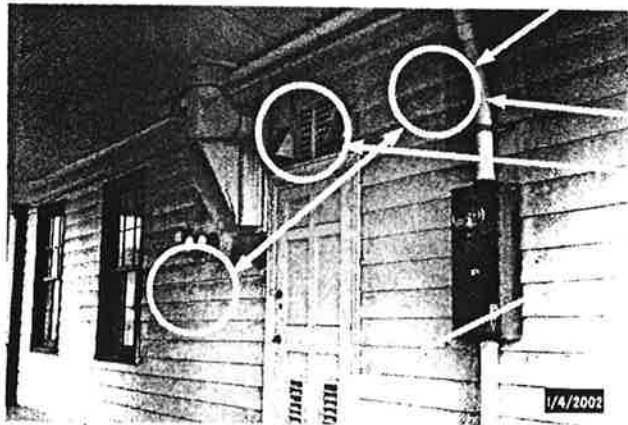
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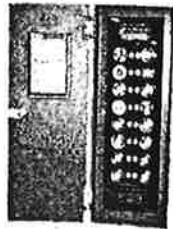
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4.2

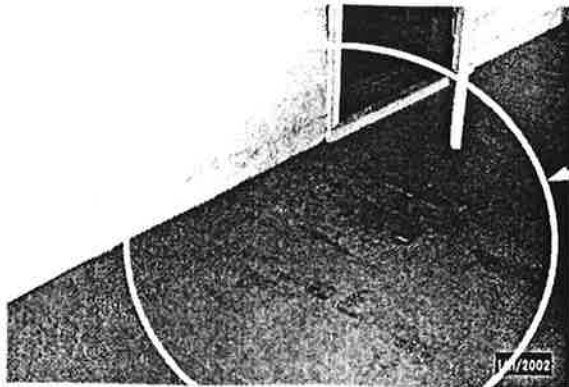


4.4



4.3

Outdated electrical sub-panel



4.7

- Barometric damper on combustion flue accreted open.
- Deteriorating combustion flue and flue connection
- Make-up [fresh air] air supply duct and weather head.
- Carbon accumulation on wall surface.
- Combustion air supply to mechanical room.
- Combination of rust leaking from combustion flue, and fuel oil on porch and wall surface.

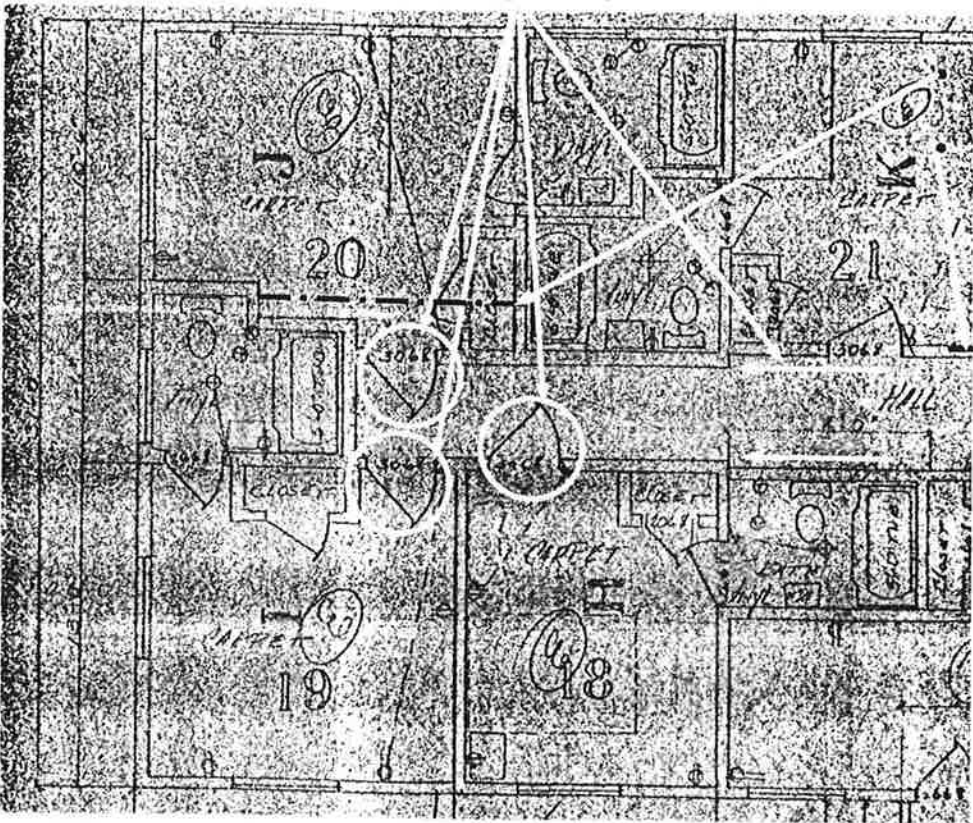
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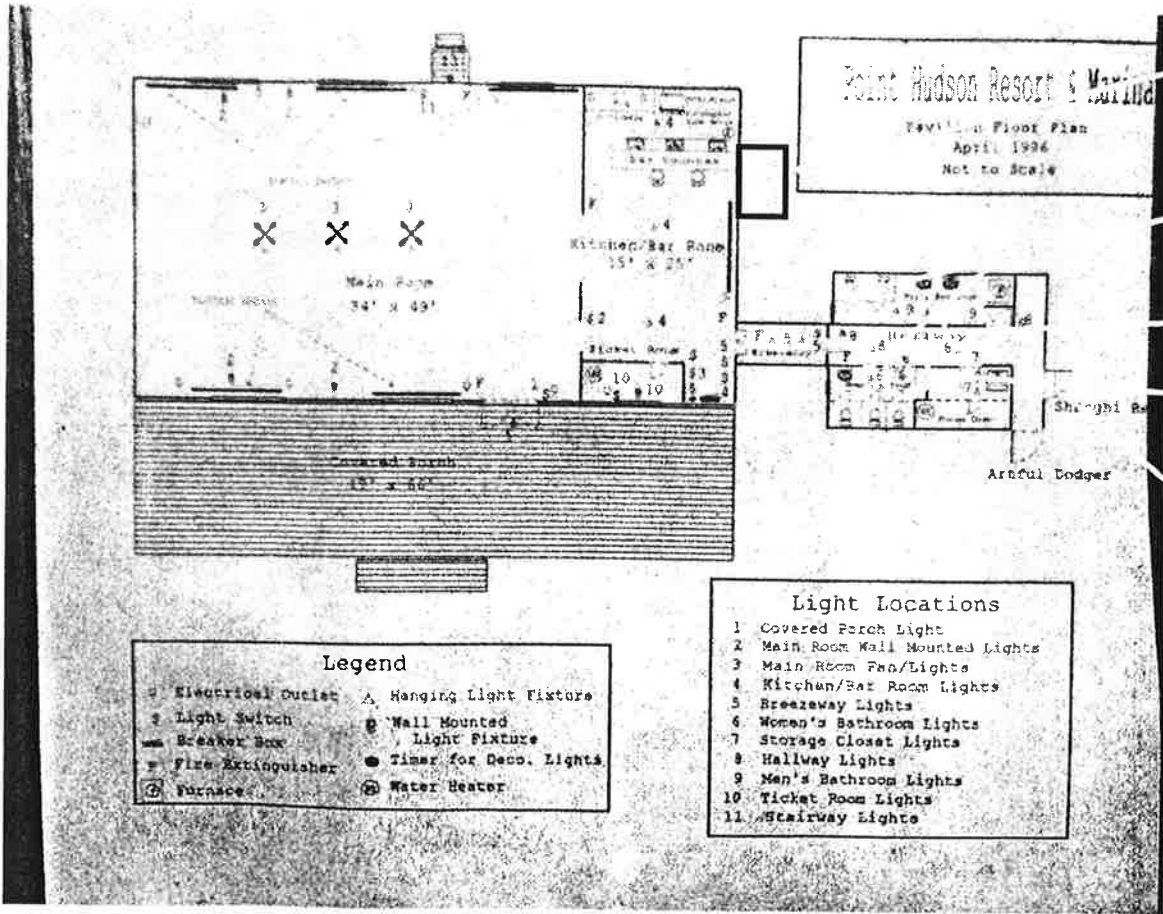
POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA

Examples of non-rated, hollow core doors, and sub-standard corridor, and goofy door swings. Corridor was diminished in width to construct toilets (for no apparent space planning reason).



Header location. Installed to support bearing capacity of the corridor walls. Bearing line of original design that lines up with piling and structure line below floor.

5.1 North West corridor, Motel building, bottom floor



Lighting plan for Pavilion, Main Building  
Toilets and connection corridor

5.2

- HVAC Room for community theater, decommissioned as the date of this drawing.
- Toilet facilities adapted for handicapped utilization.
- Women's toilet door non-accessible [2'-6" wide],
- Men's toilet door is accessible [3'-0"].
- Handicapped route is through Shanghi Restaurant to ramp serving it.

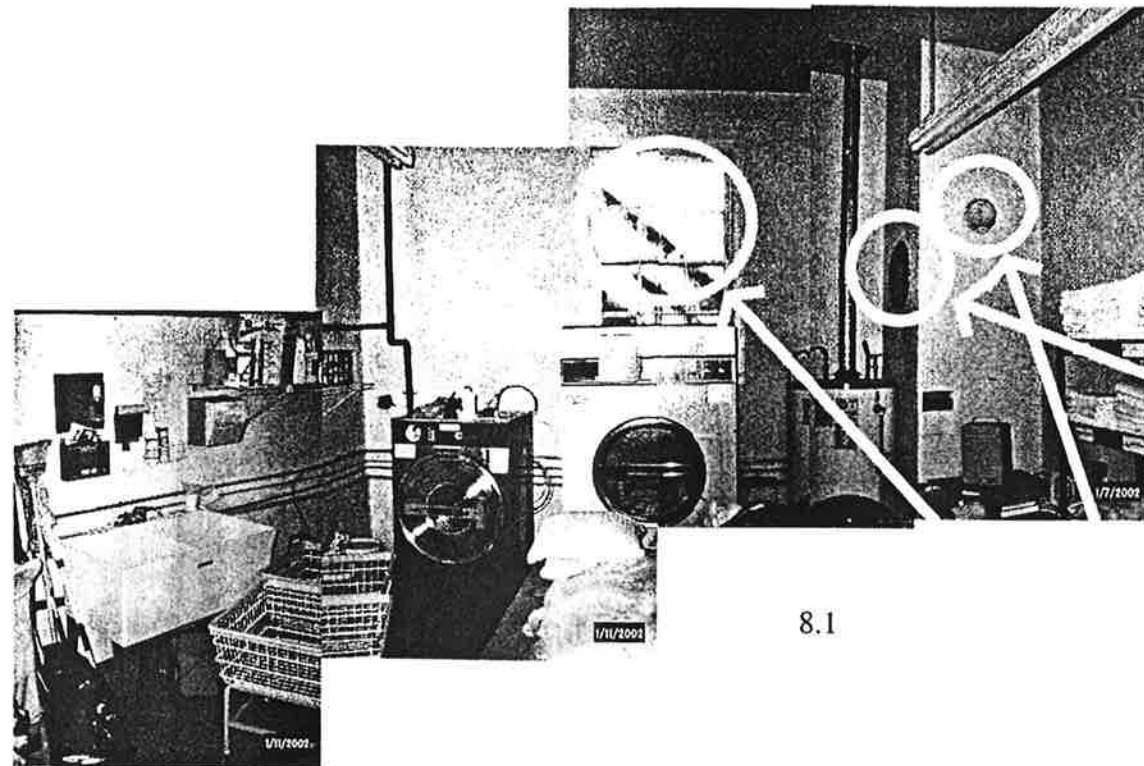
MOTEL  
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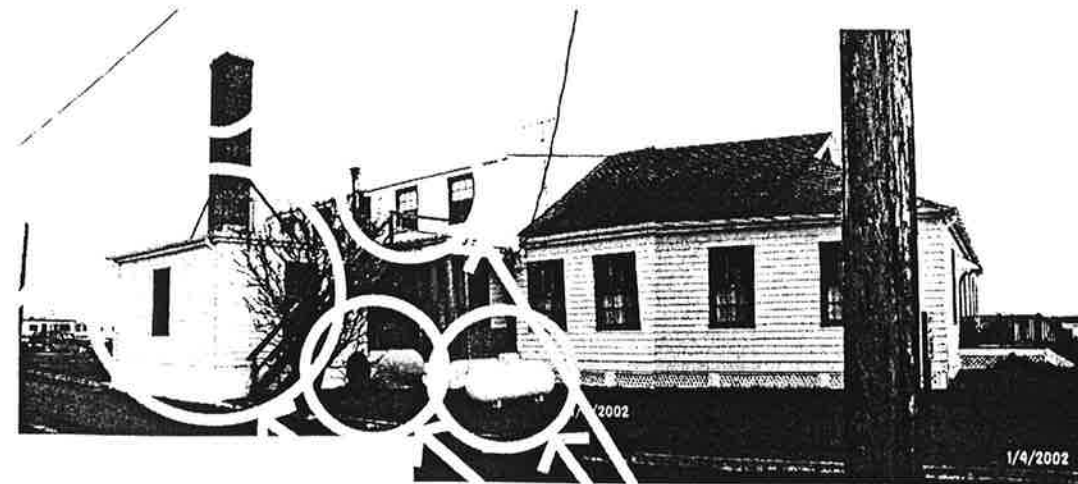


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



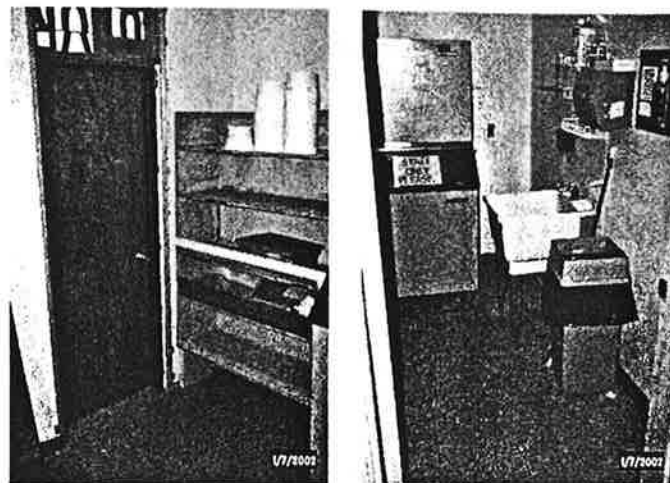
8.1

- Decommissioned masonry flu
- Barometric damper operating during high wind conditions
- Combustion air supplied by window



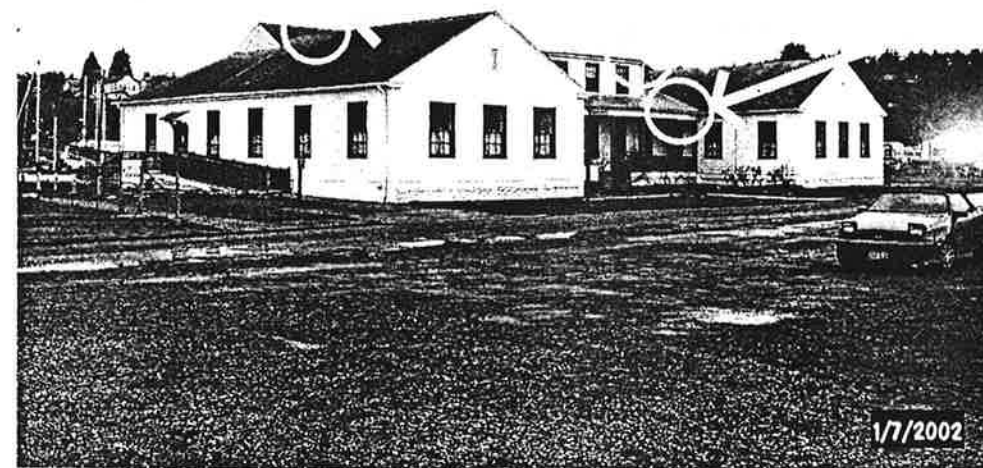
8.2

- Hazardous exit from second floor
- Propane Tank [Laundry]
- Fuel Oil Tank [Motel]
- Laundry Building



Main housekeeping facilities, first floor near entrance.

8.4



8.3

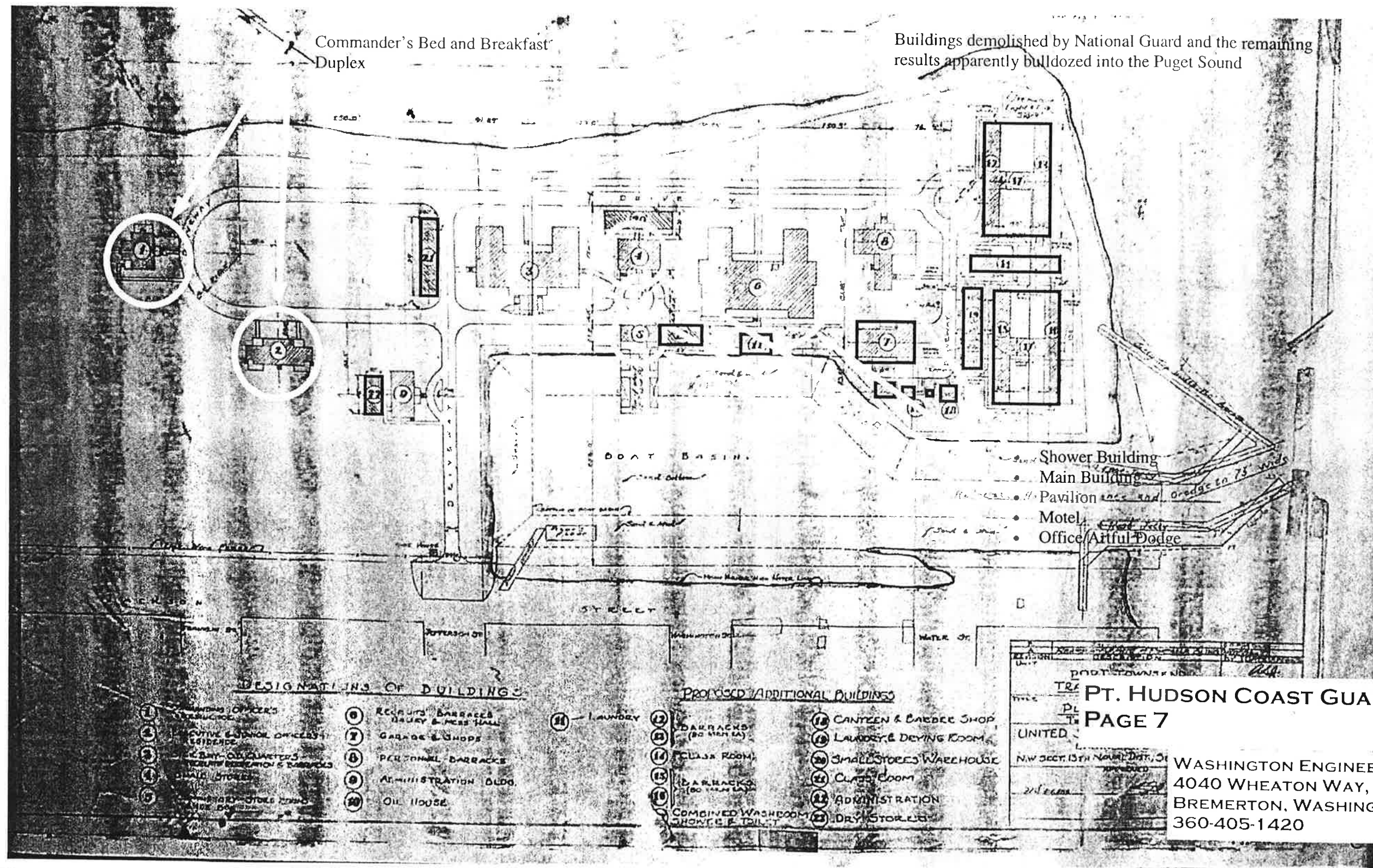
- Asbestos/concrete [Transite] roofing
- Bituminous [Flat] roof
- Soldered copper sheet roof

**MAIN BUILDING  
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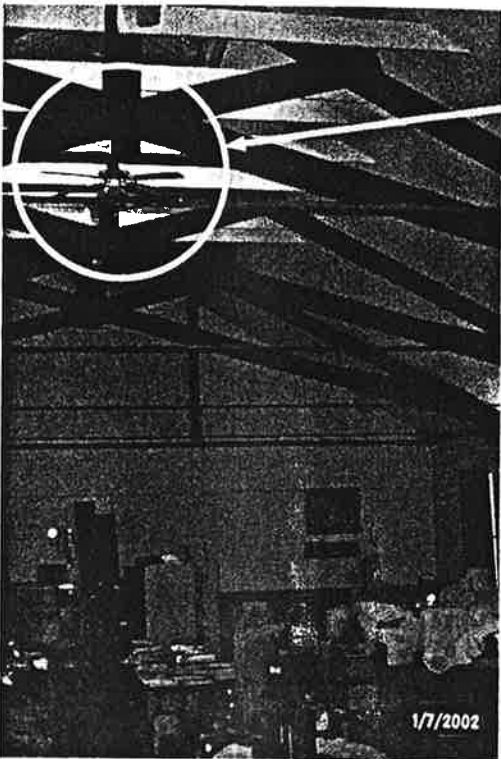


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



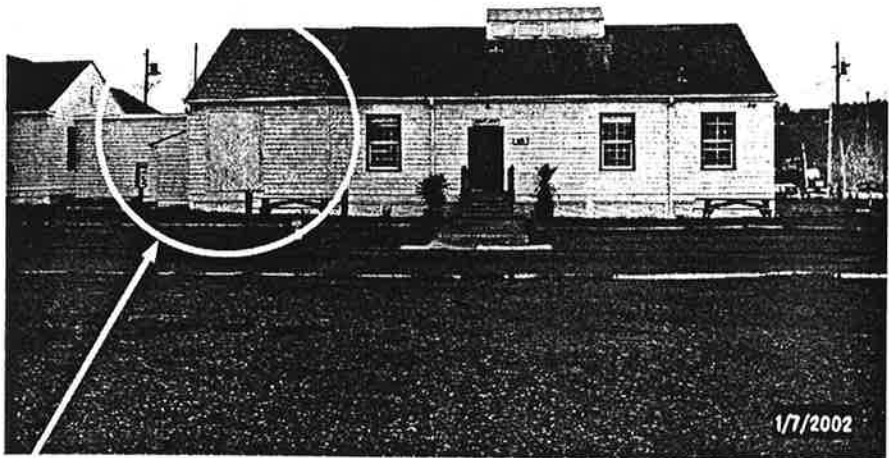
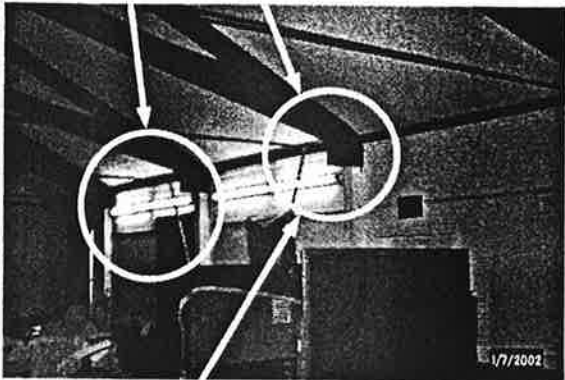


POINT HUDSON CONDITION ASSESSMENT  
PORT ANGELES WA

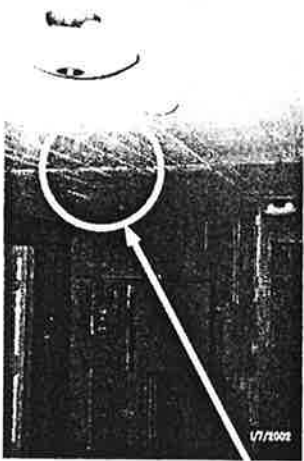


- Skylight
- Typical ambient lighting
- Scissors trusses installed with thrust rods to resist lateral movement.

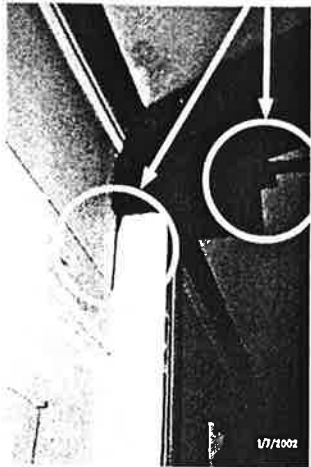
6.1



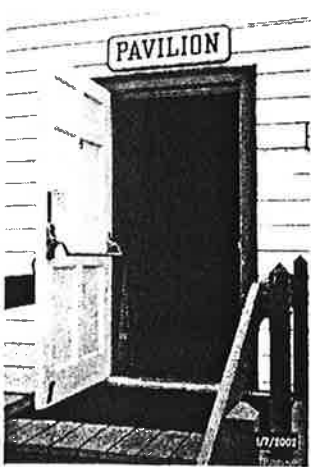
6.5



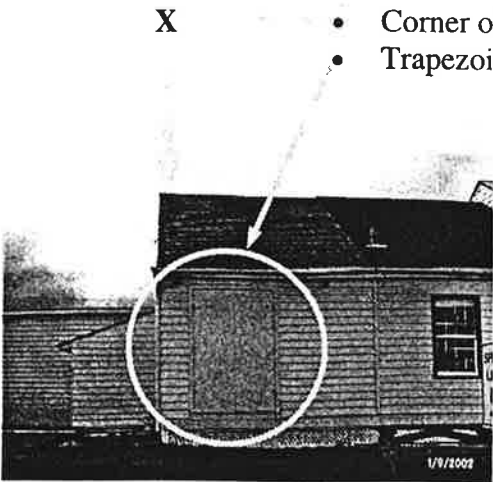
6.2



6.3



6.4



6.6

- Corner of building settling.
- Trapezoidal door opening.



6.7

Indication that the floor of this area of the building is out of level.



6.8

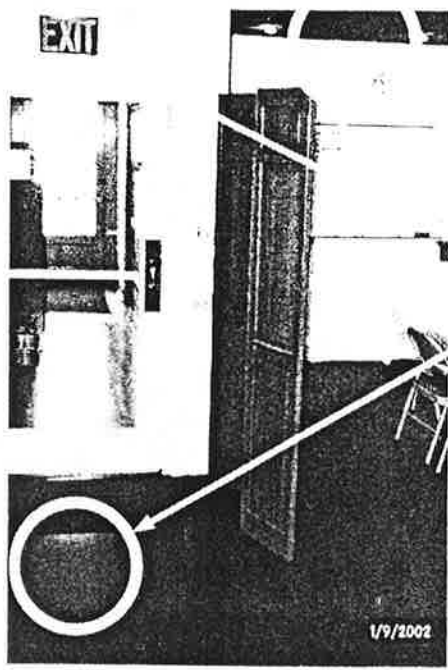
3/8" interior grade Luan mahogany applied as ceiling material installed during remodel of stage area [community theater] into bar area .



POINT HUDSON CONDITION ASSESSMENT  
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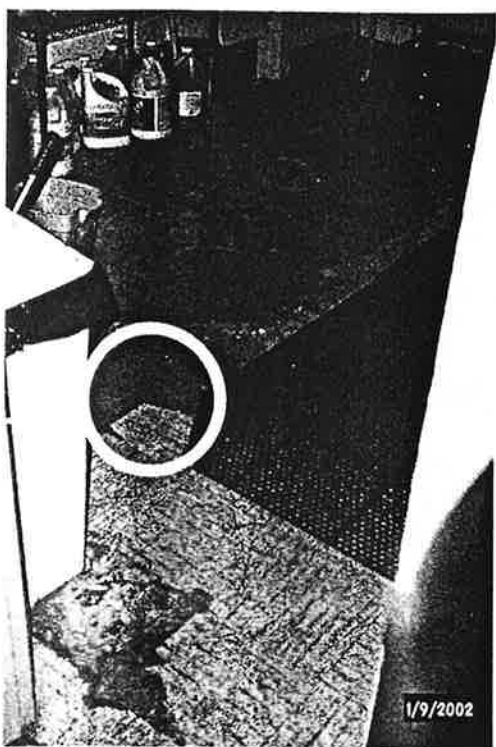


9.1 Window mullion deterioration due to moisture

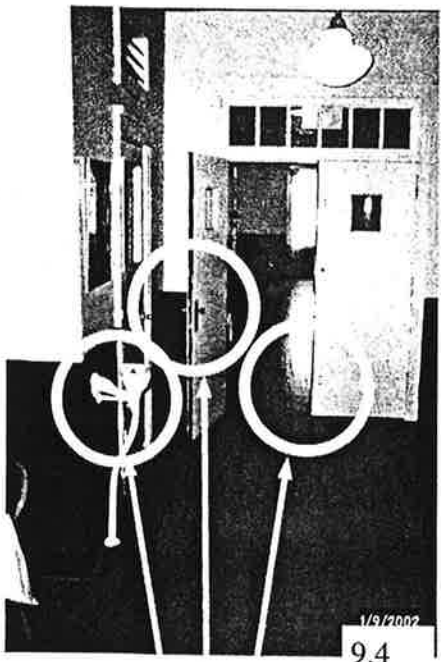


South-west wing of Main Building 9.2

- Cork applied to ceiling for sound control
  - Non-illuminated exit sign
  - 'Hardwood' flooring
- Discontinuous and fractured flooring



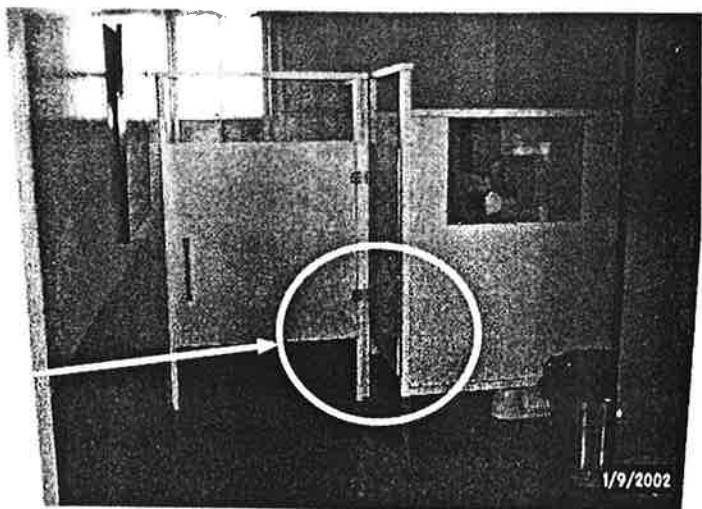
Utility Room 9.3



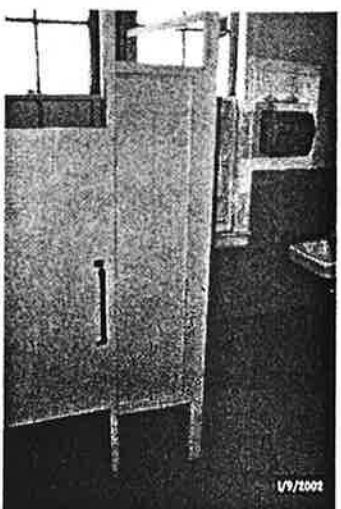
- Hardwood flooring
- Original Doors and Hardware
- Decommissioned water fountain



ADA toilet facilities—



9.5 ADA toilet facilities—Men



ADA toilet facilities—Women



9.6

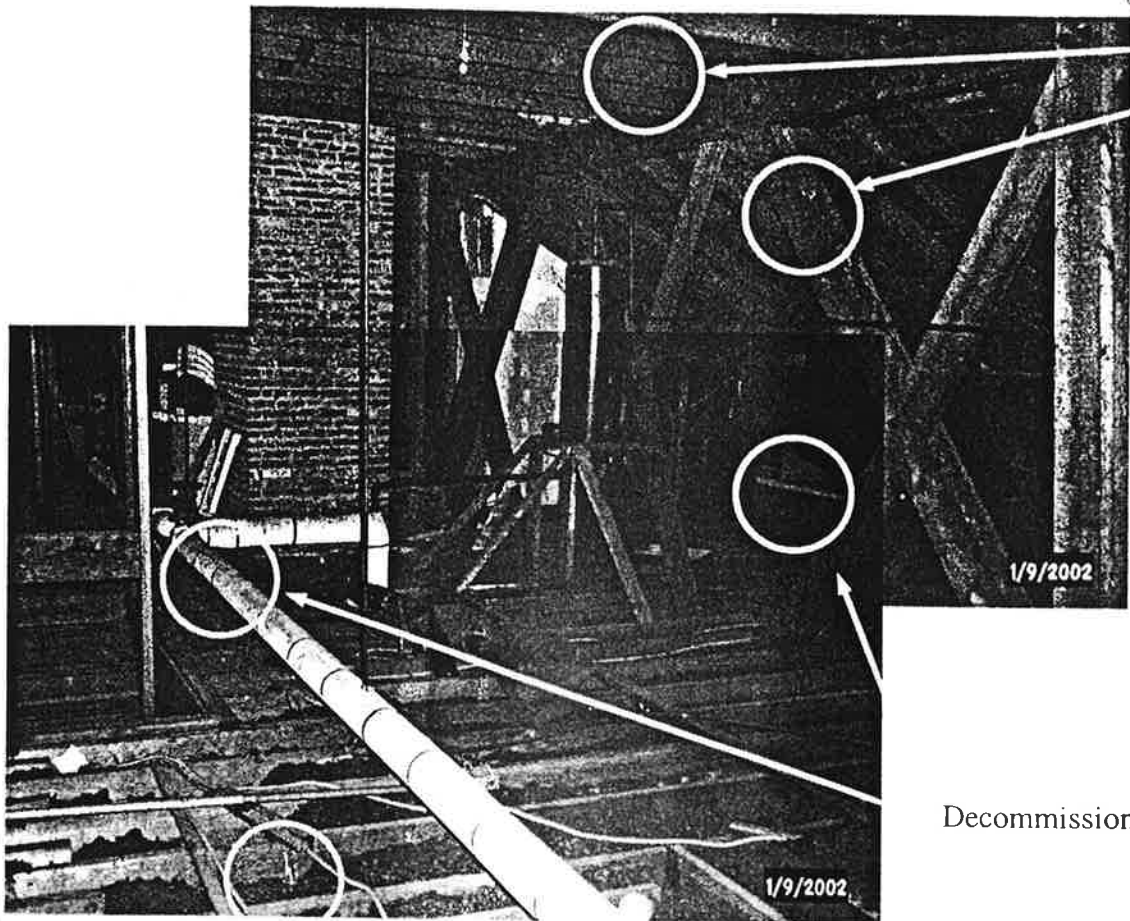
MAIN BUILDING  
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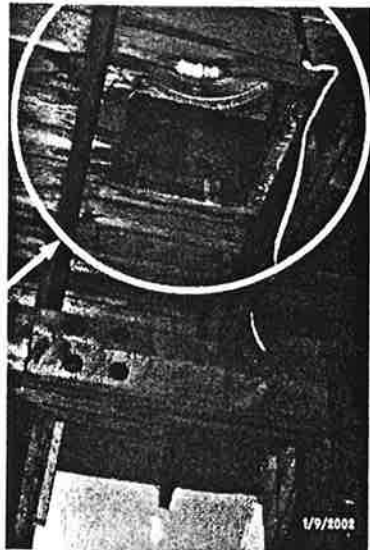
POINT HUDSON CONDITION ASSESSMENT  
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10.1

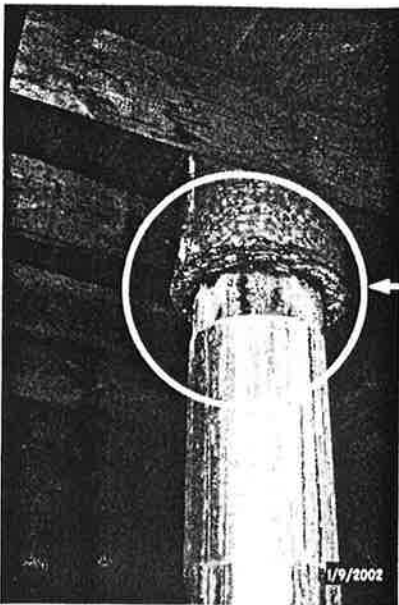
Cellulose blown insulation.

Through the roof ventilator



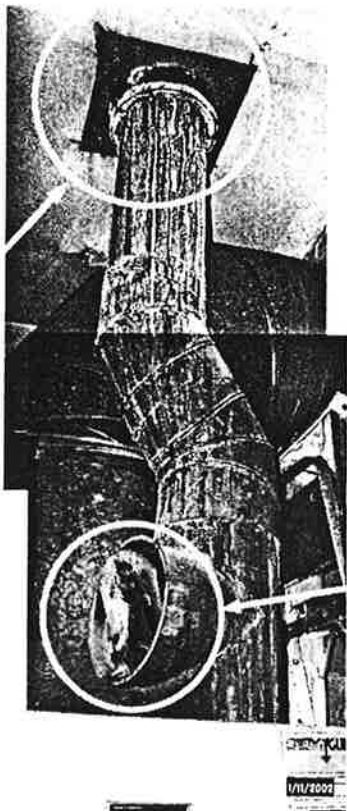
10.2

2x framing  
Structural truss



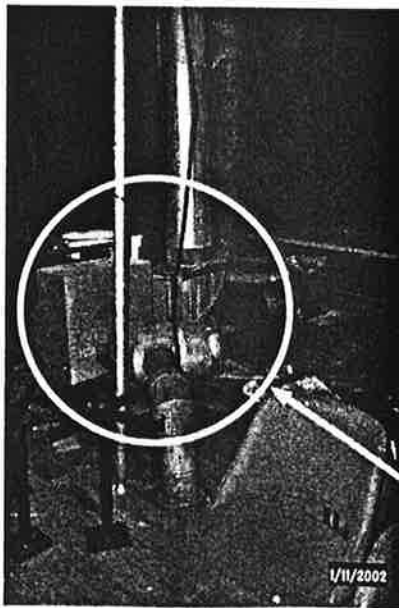
10.3

Failing vent stack



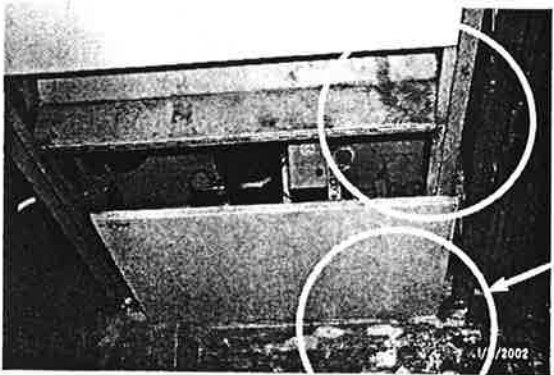
10.5

Barometric valve corroded open  
Forced air, oil fired heating plant



10.4

Decommissioned air handing equipment



10.6

Indication of standing  
water

MAIN BUILDING  
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# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



11.1

- Lighting added to supplement original lighting levels
- Original lighting fixture
- Slide bolt on egress door.
- 'Hardwood' floors.



11.2

- Beat-up hardware and weather-stripping.
- 'Depressed' furniture conflicting with door
- Handicapped access
- Porch deck showing signs of weathering and wear [needing maintenance].



11.3

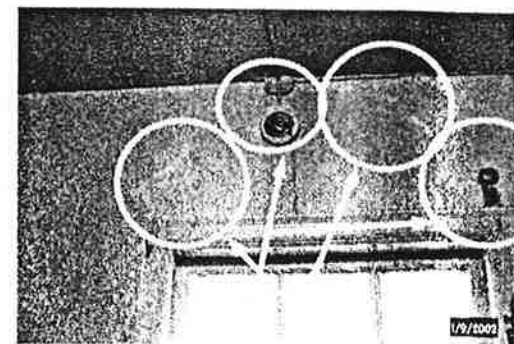


11.4

## Image presented by the Community

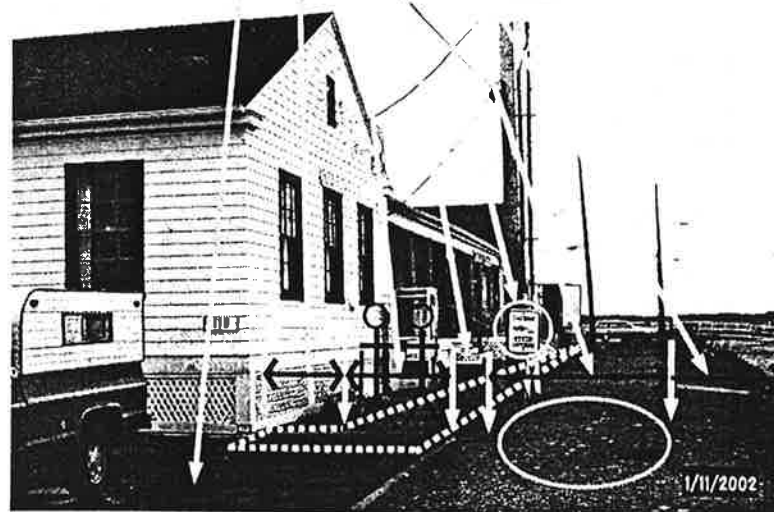
Space allocation at this location is as follows:

- Automobile domain
- 'Landscape' domain
- Pedestrian domain
- Utility services domain
- Community humor
- Space claimed by pedestrians
- Ambiguous allocation of space extending to an area dangerous to pedestrian activities.

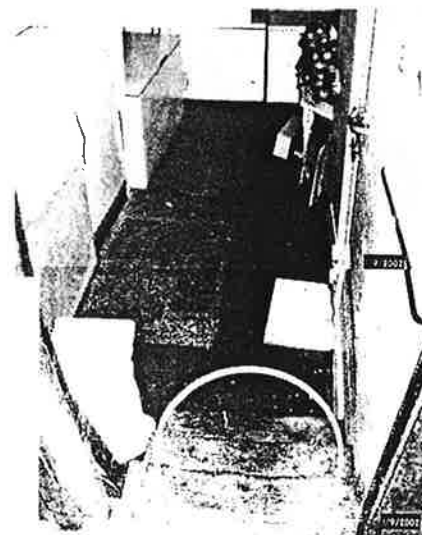


11.5

- Vintage wire-mold and electrical devices.
- Wall surface showing signs of movement, or moisture migration.

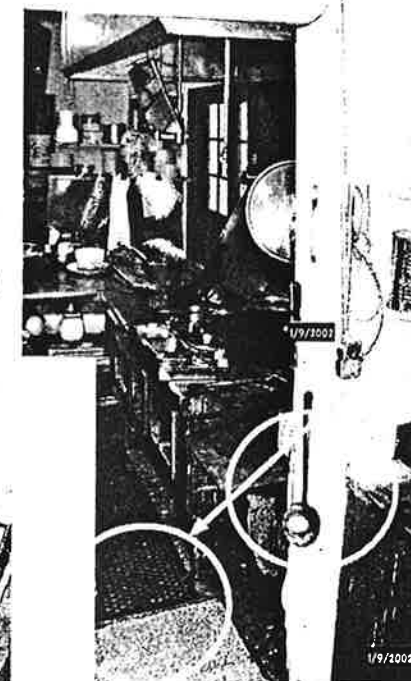


11.6

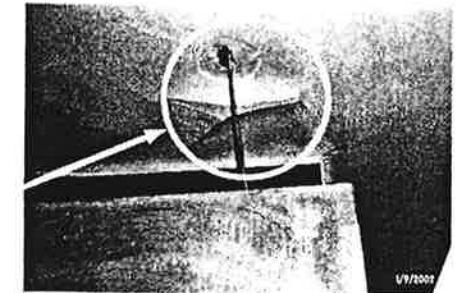


11.7

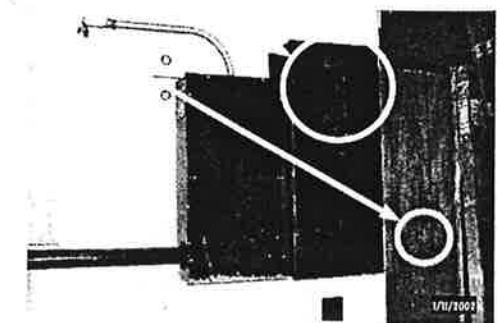
- Stairs leading to cold storage



11.8



11.8



11.9

- Fragmented floor surface.
- Cooking activities occurring through door opening

**MAIN BUILDING  
PAGE 11**

**WASHINGTON ENGINEERING  
4040 WHEATON WAY, SUITE 202  
BREMERTON, WASHINGTON 98310  
360-405-1420**





# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



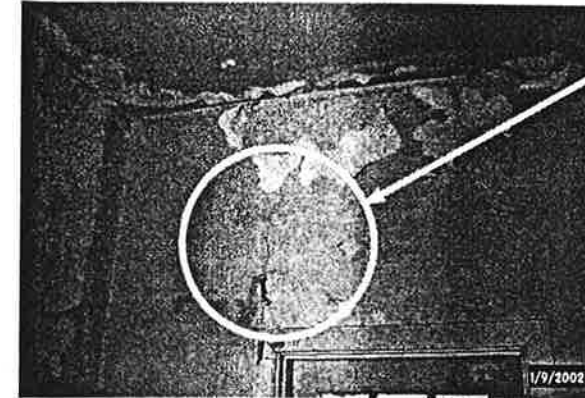
1/9/2002

12.1



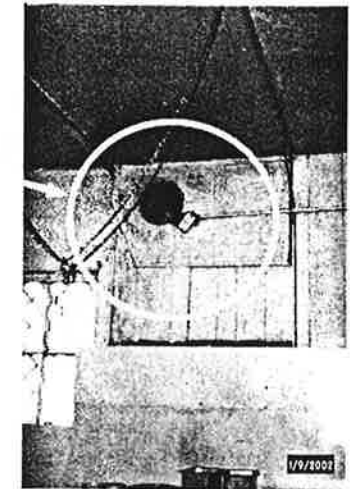
1/9/2002

12.2

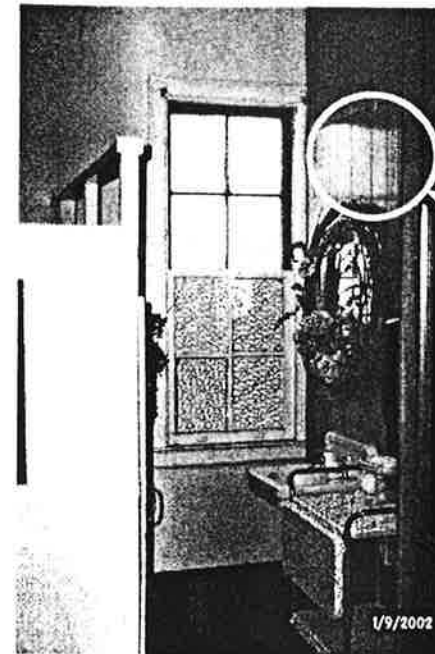


12.3

- Moisture migration through paint.
- Kitchen ventilation point.



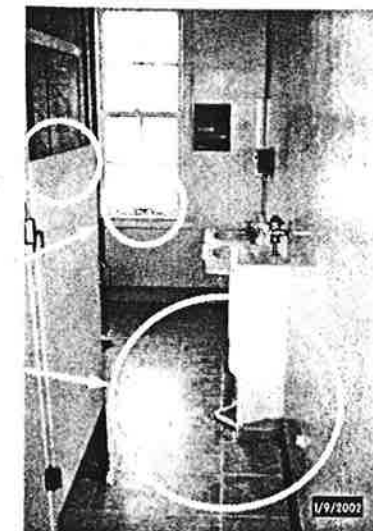
12.4



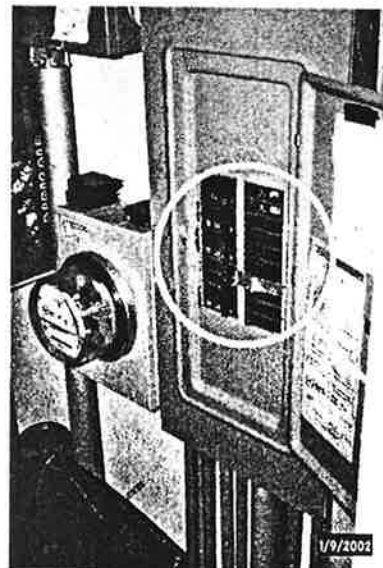
1/9/2002

12.8

- Luan mahogany siding
- Substandard toilet enclosure
- Deteriorating window mullion
- Deteriorating floor and floor mounted urinal.

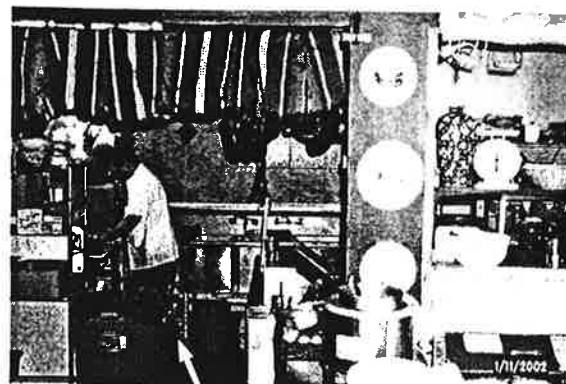


12.9



1/9/2002

12.5



1/11/2002

12.6



1/11/2002

12.7

- Extension cord 'octopus.'
- Kitchen organized around physical constraints.
- Sub-panel fed from Shanghi Restaurant. 15 amp service is insufficient.

MAIN BUILDING  
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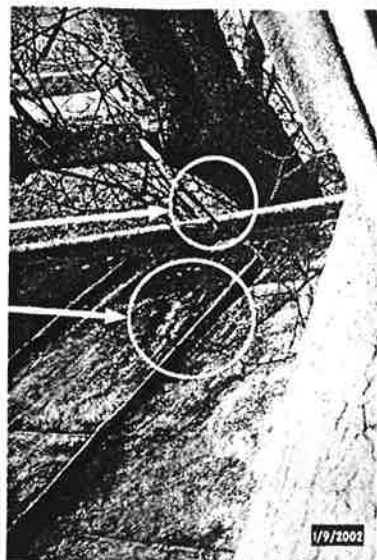
POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA



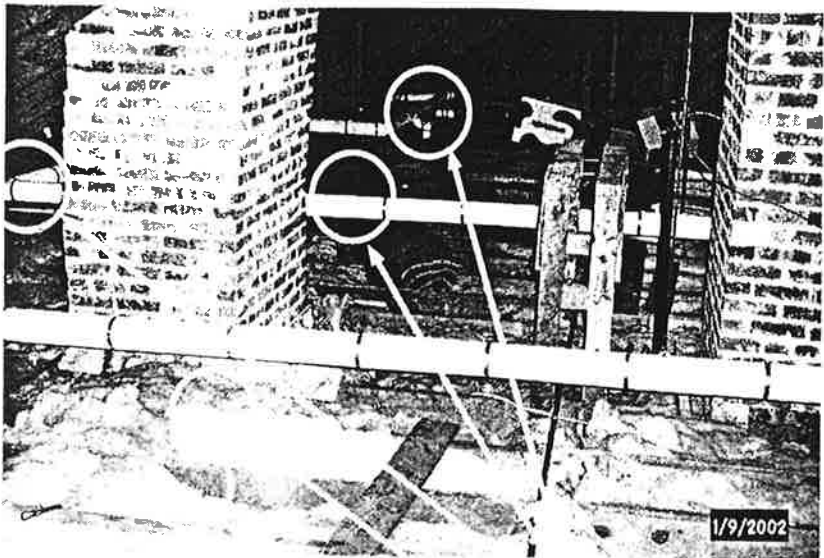
- Original hardboard shower enclosure
- Original hardware
- Mildew [fungus] growth at enclosure edge
- Dehumidifier condensate
- Copper roof, conflict with adjacent tree

13.1

Friable asbestos  
Pipe insulation

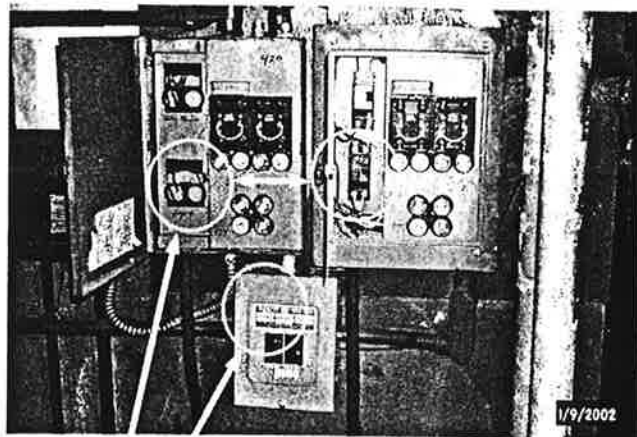


13.2



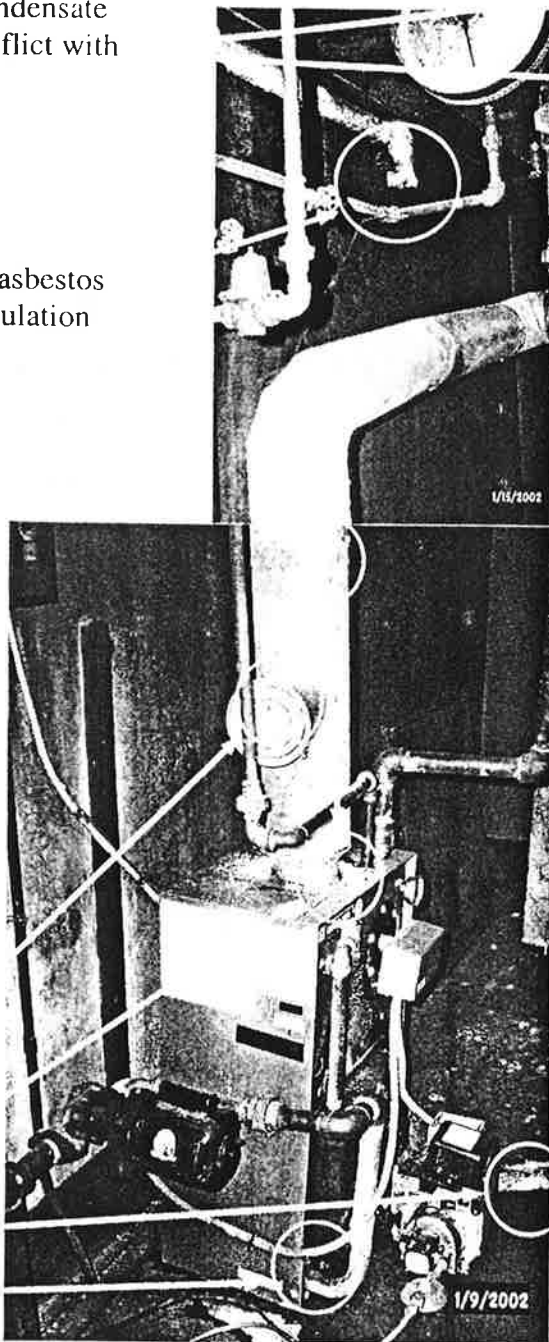
13.3

- Hotwater heating system insulated with non-friable asbestos.
- Fiberglass batt insulation [4"-6"]

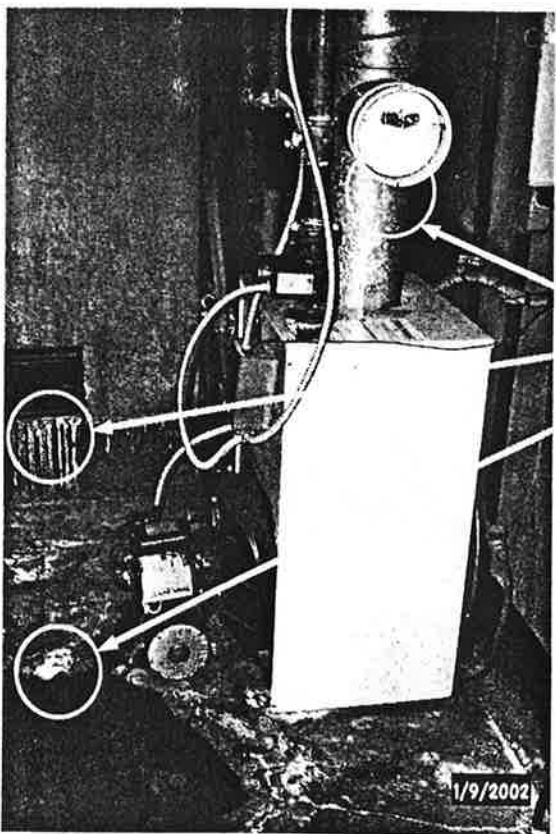


13.4

- Modern disconnect connected to distribution system.
- Old fused panels modified to accept breakers. This is likely a violation of the electrical code, and could be an insurance issue due to voiding UL listing of panel.
- Encrusted barometric damper
- Deteriorating combustion exhaust flue.
- Standing water from boilers
- Boiler pop-off valve releasing excess pressure.



13.5



13.6

- Indication of failing flue
- Standing water

DUPLEX  
PAGE 13

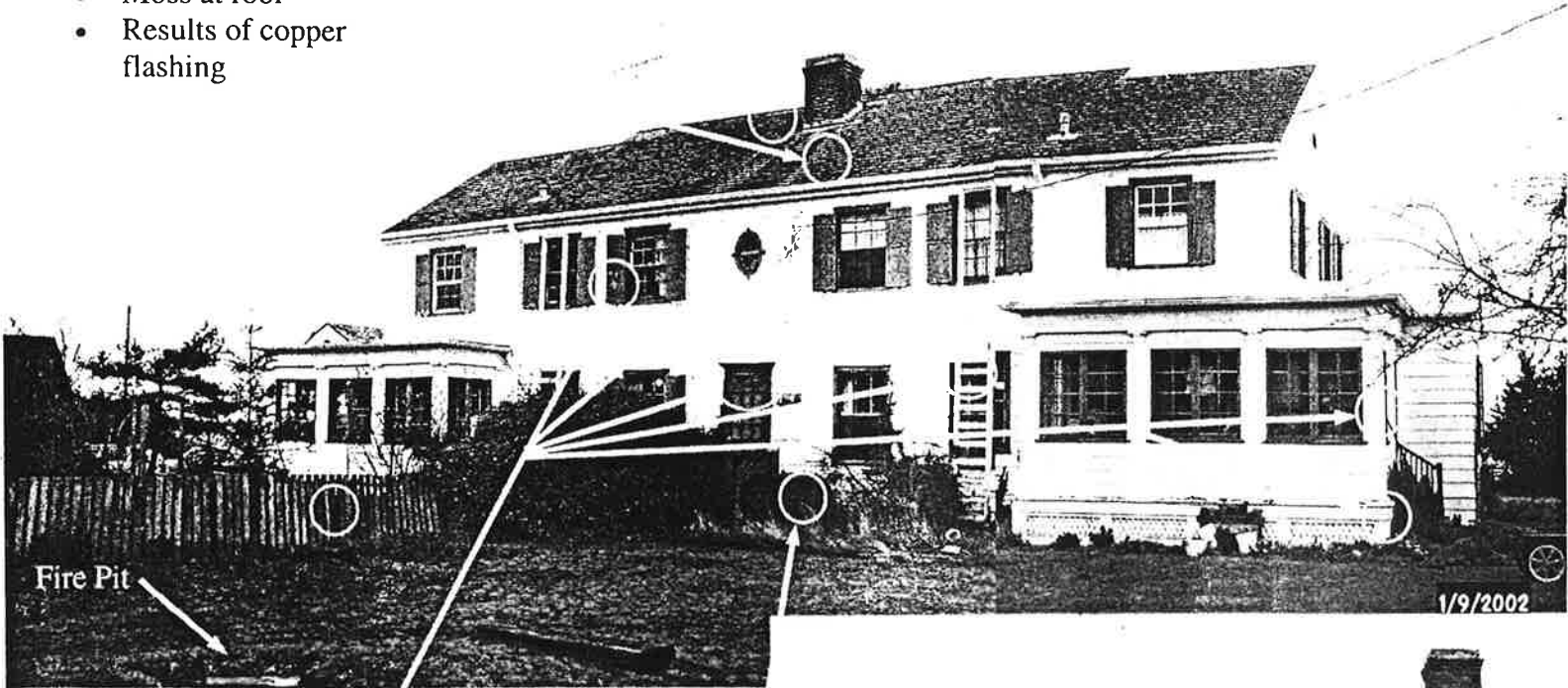
WASHINGTON ENGINEERING  
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360-405-1420





POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA

- Moss at roof
- Results of copper flashing

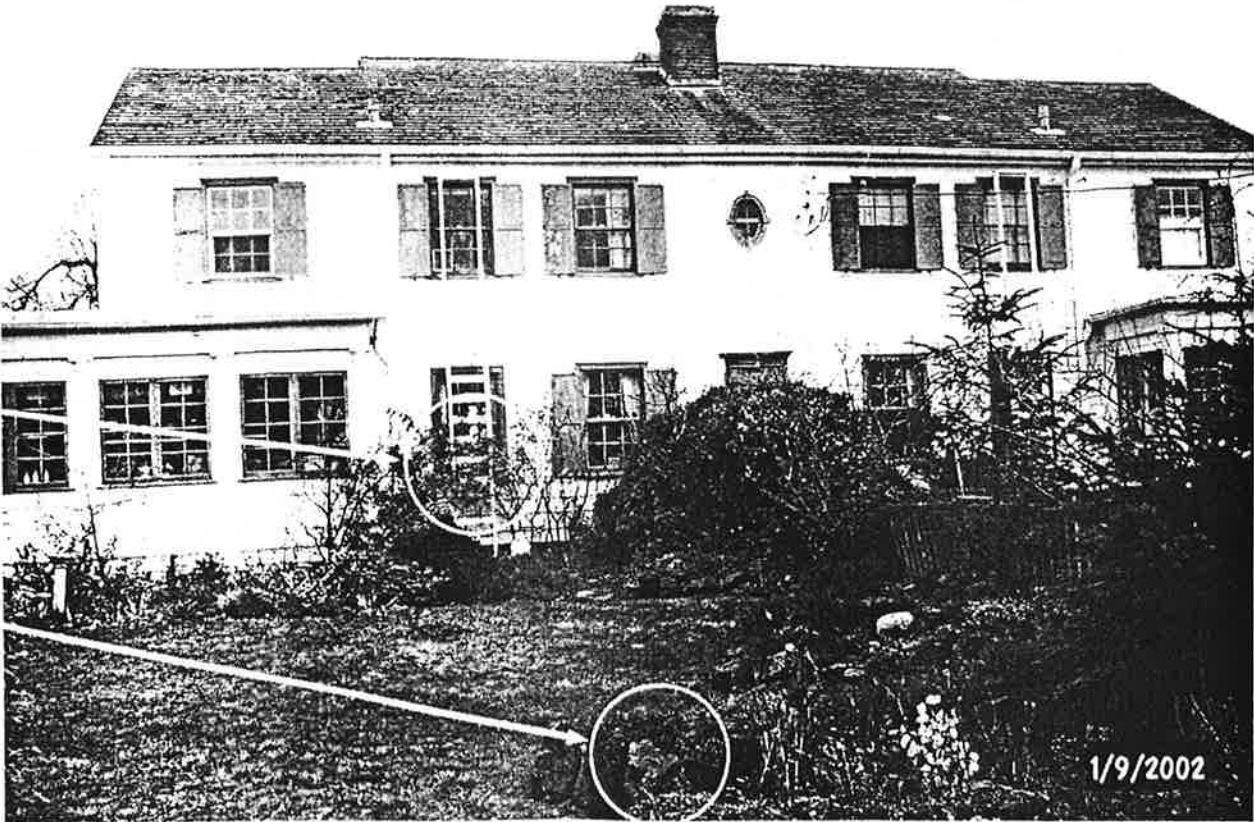


14.1 South Duplex

- Devices showing signs of deterioration.
- Fuel oil tank serving both duplexes.

Escape ladder ending in rose

Extensively developed landscaping



North Duplex

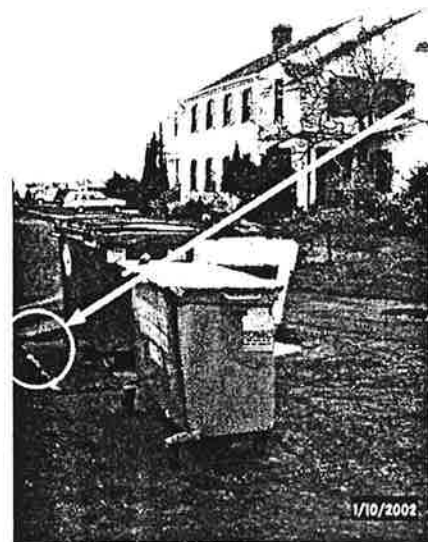
14.2

DUPLEX  
PAGE 14

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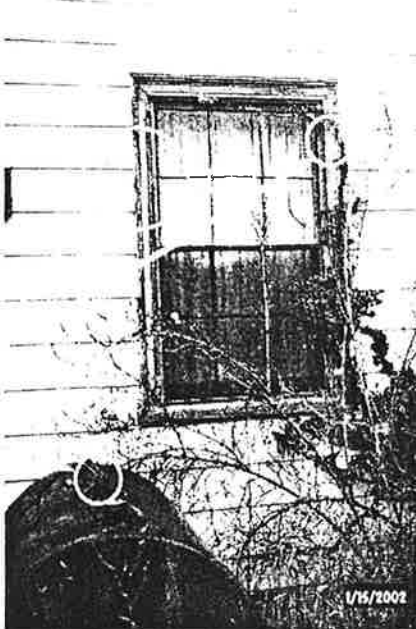


POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA



15.1

- Dumpster located on plywood sheet in proximity to sidewalk.
- Paint, and window mullion deterioration.
- Double feed from common fuel tank.



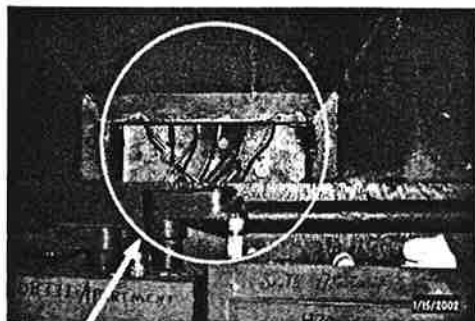
15.2



15.3



15.4



15.5

- Original wiring connected to electrical panels.



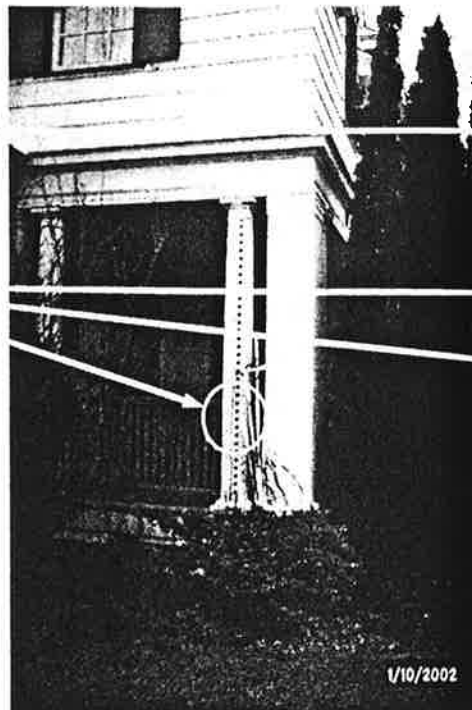
15.6



15.7

Approximate location of leak into porch area below.

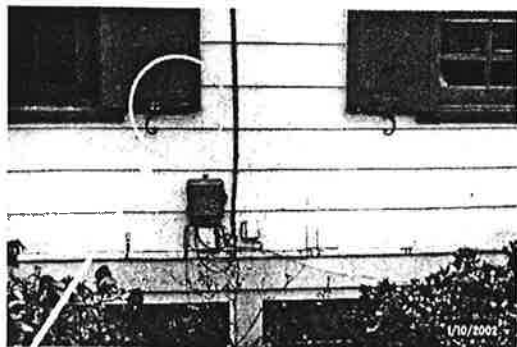
Lateral crack at exterior ornamental columns.



15.8



15.9



15.10

- Deteriorating window shutters.

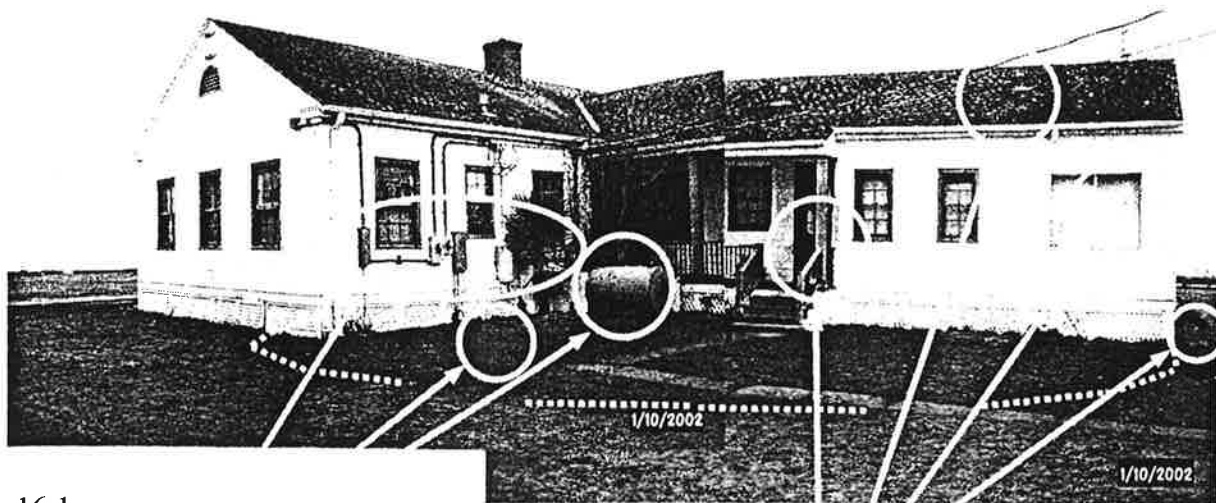
DUPLEX  
PAGE 15

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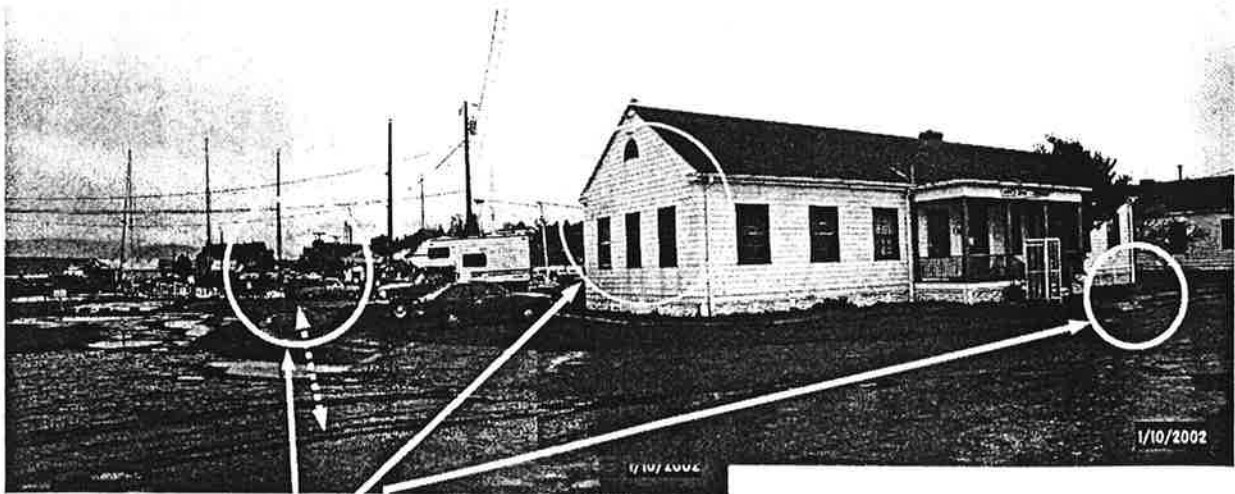


POINT HUDSON CONDITION ASSESSMENT  
PORT ANGELES WA



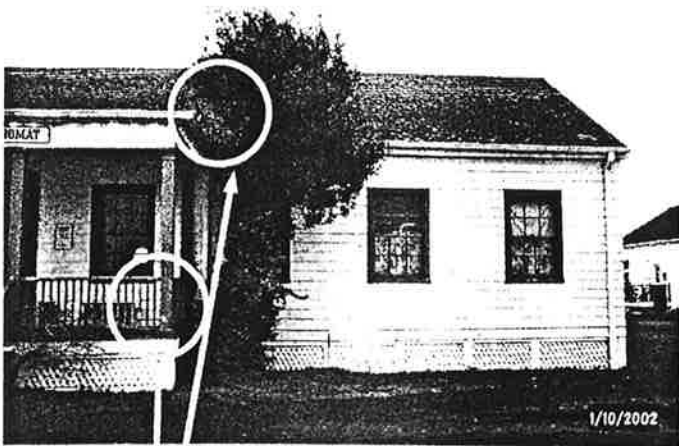
16.1

- Fuel oil tank servicing two buildings
- Saturated ground
- Service entrance and breaker panels located on the exterior of the building.
- Edge of vehicle access
- New aluminum windows
- Moss growing on roofing
- Paint failure



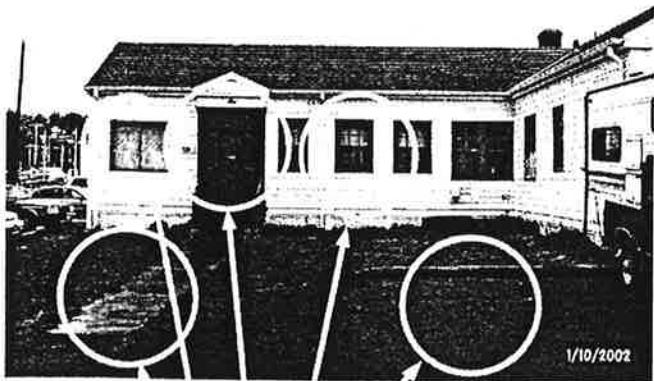
16.4

- End of the sidewalk.
- Surfaces and openings typically showing indications of deterioration on sides of building exposed to the South-west.
- Centerline of Water Street.



16.2

- Tree/roof conflict
- Paint failure



16.3

- Parking
- Original windows typically showing indications of deterioration on sides of building exposed to the South-west.
- Decommissioned entrance exhibiting signs of deterioration.
- Aluminum windows.
- Decommissioned pedestrian access.
- Pedestrian walking in the street as the street is the only pedestrian option at this location.
- Parking on shoulders, lawns conflicting with pedestrian space allocation.
- End of the sidewalk.
- Primary 'public' access.

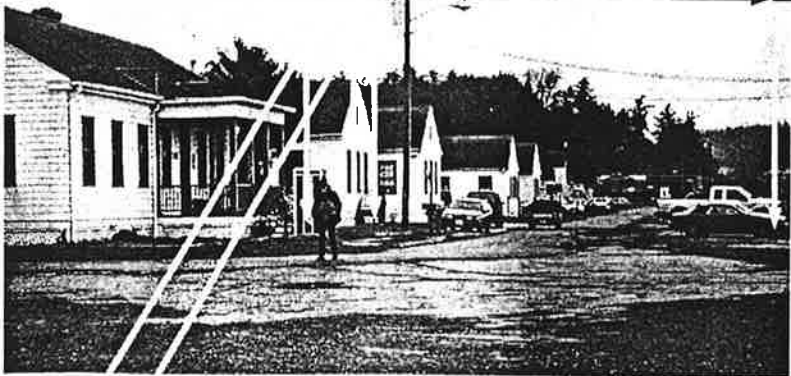


16.5

Space allocated to Private Property

Space allocated to transportation interests

Space allocated for utilization and access by RV owners to beach area.



16.6

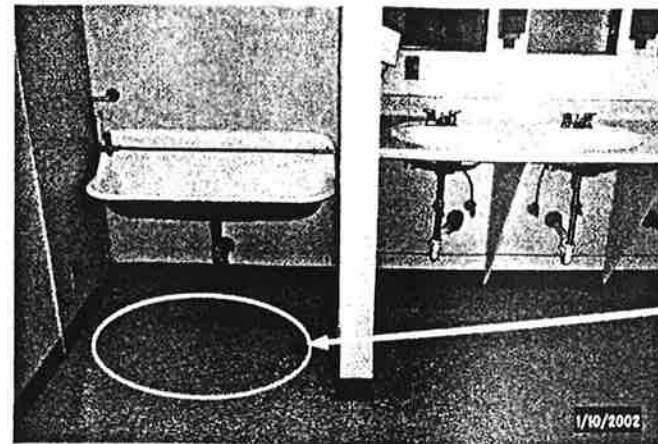
- Space allocated to pedestrian functions
- Space allocated to landscape functions

SHOWER BUILDING  
PAGE 16

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360-405-1420

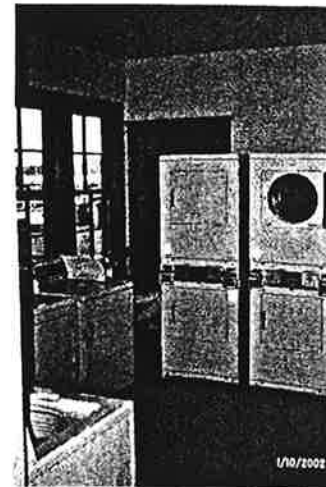


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA

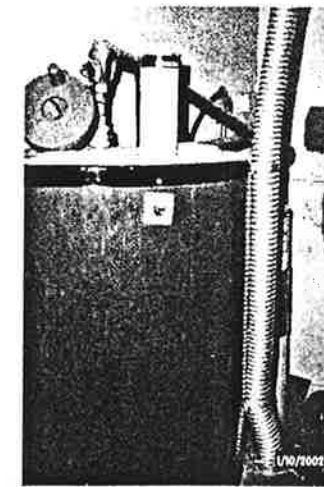


17.1

- 1970's sheet vinyl showing wear in front of urinal.

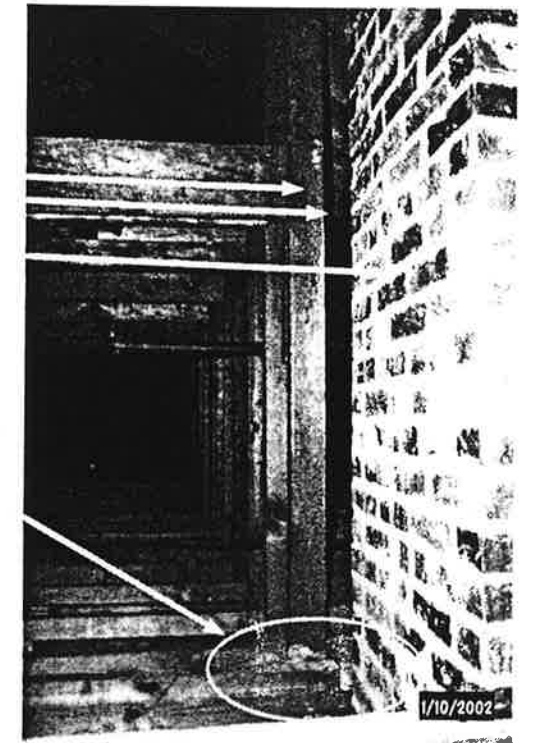


17.2



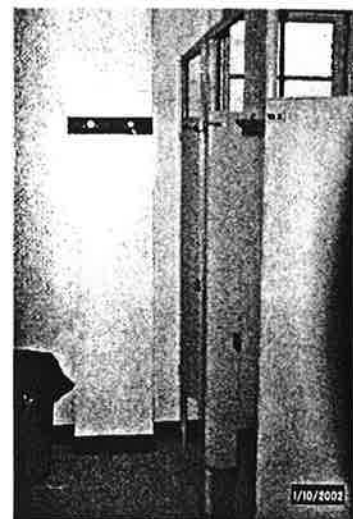
17.3

- 2x framing, at corridor wall, extending to roof ridge.
- Typical masonry flue showing no indication of deterioration or movement.
- Celulose insulation, 4" or less.



17.4

Paint failure due to moisture migration.



17.5

Sleeping room/storage occupancy on this side of the corridor.

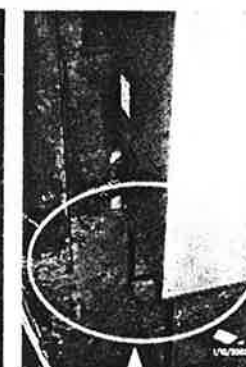


17.6

- Flush valve
- Plywood storage closet

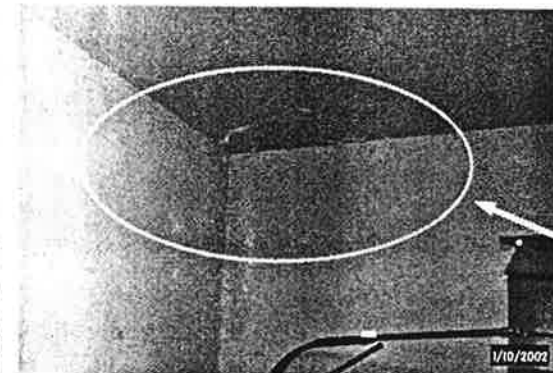


17.11



17.10

Indication of standing water



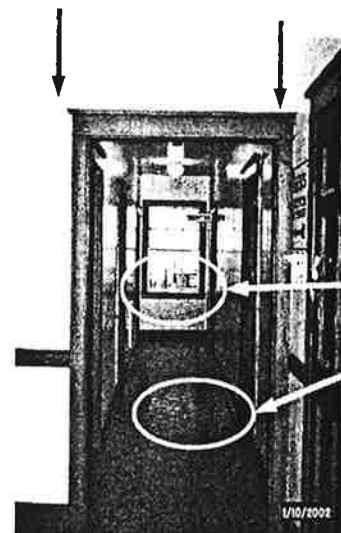
17.7

- Floor insulation pulled loose
- Pressure tank.

- Fuel oil valves

## SHOWER BUILDING PAGE 17

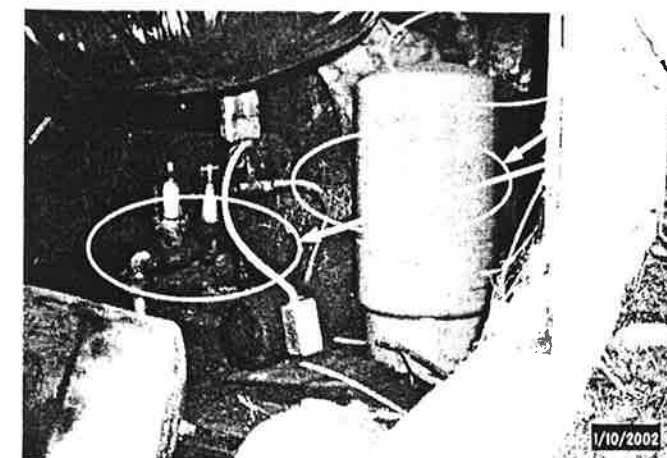
WASHINGTON ENGINEERING  
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17.8

Shower occupancy  
On this side of the corridor

- Deteriorating wood window.
- Deteriorating vinyl flooring.

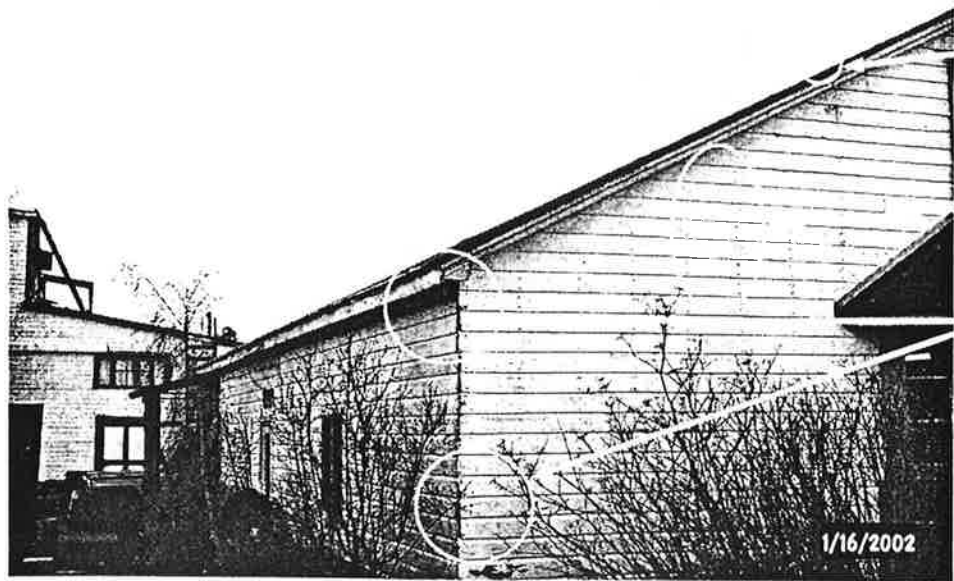


17.9





POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA

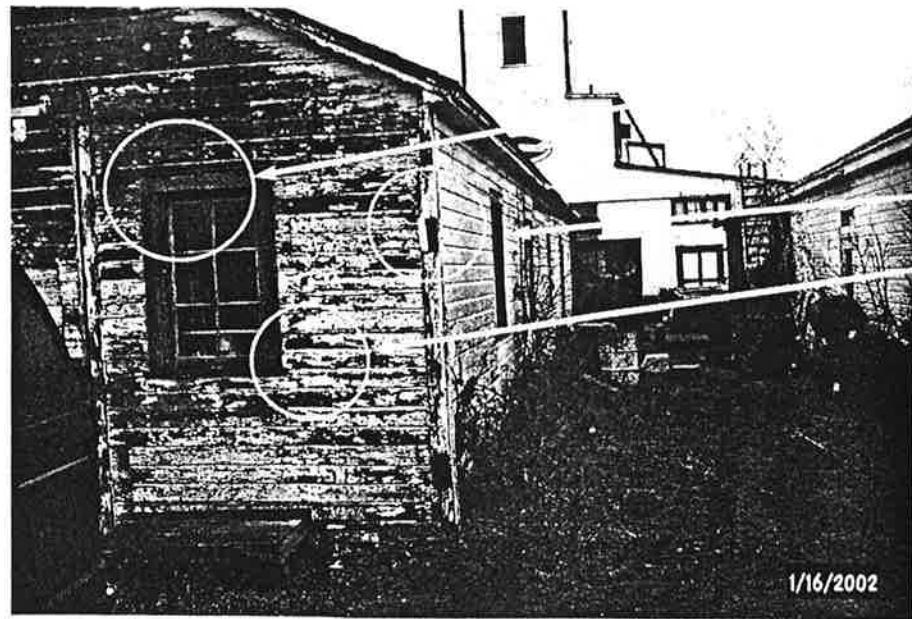


18.1

Roof plane relatively without distortion

Nail heads rusting through paint.

Exposed siding corner

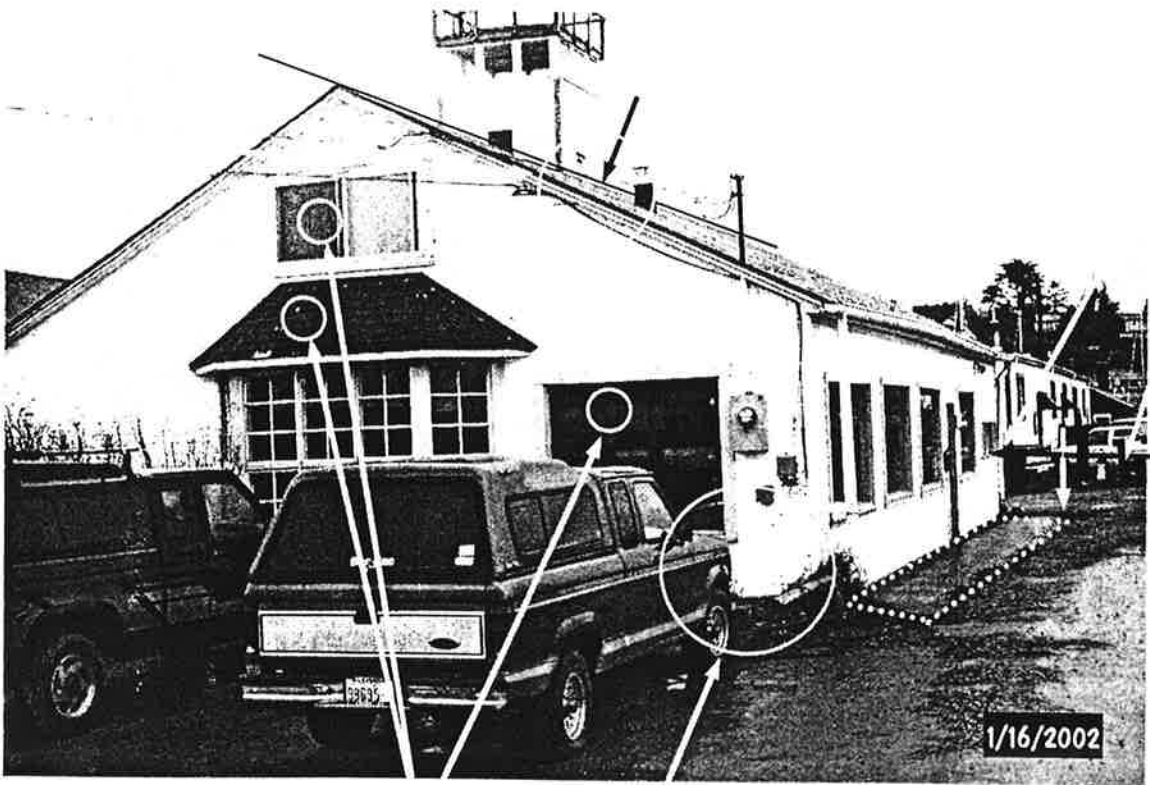


18.2

Window showing signs of advanced deterioration.

Corner trim failure

Siding failure, paint failure.



18.3

Tenant improvements

Location of occasional leak into inside of building

Space allocated to pedestrian interests

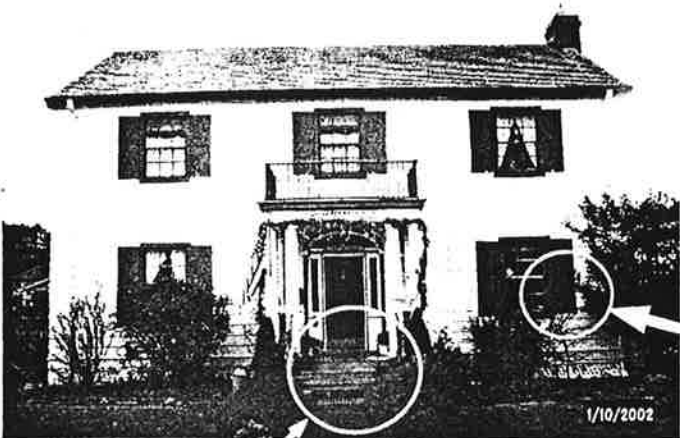
Space allocated to transportation interests

PIGMY KAYAK/STORAGE BUILDING  
PAGE 18

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4040 WHEATON WAY, SUITE 202  
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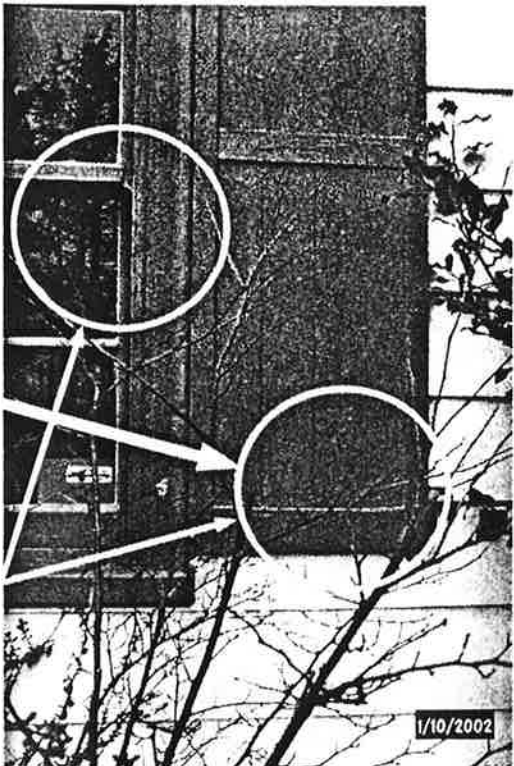


POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA



19.1

- Deteriorating painted finish
- Deteriorating shutters
- Original windows typically showing indications of sash and putty deterioration.



19.2



Absent handrail

19.3



19.4



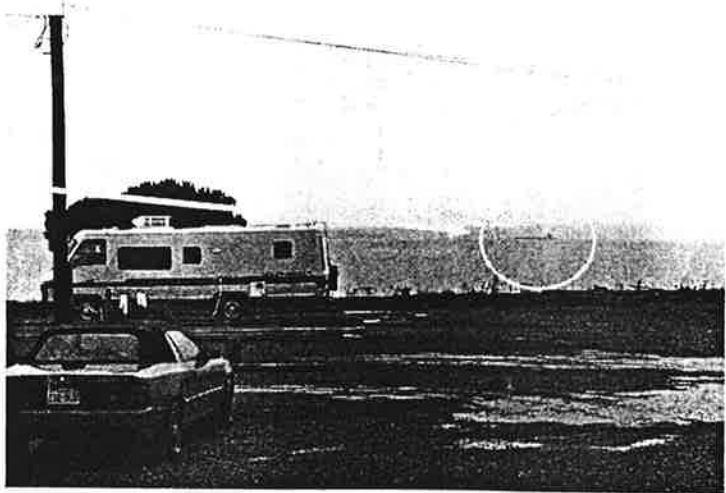
Cracked column 19.5



19.6

Main Distribution and service entrance.

Submarine



19.7

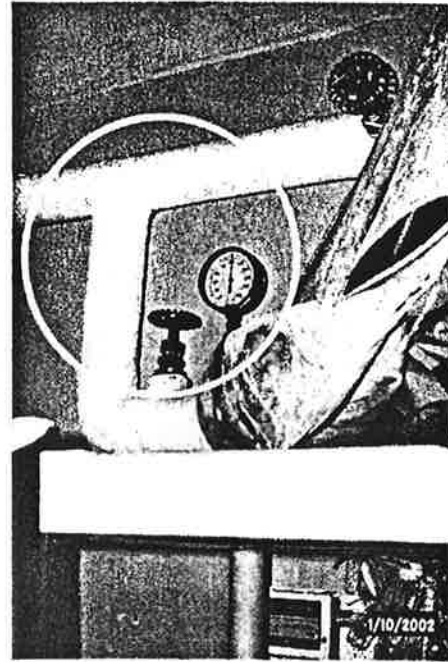
COMMANDANT'S BED AND BREAKFAST  
PAGE 19

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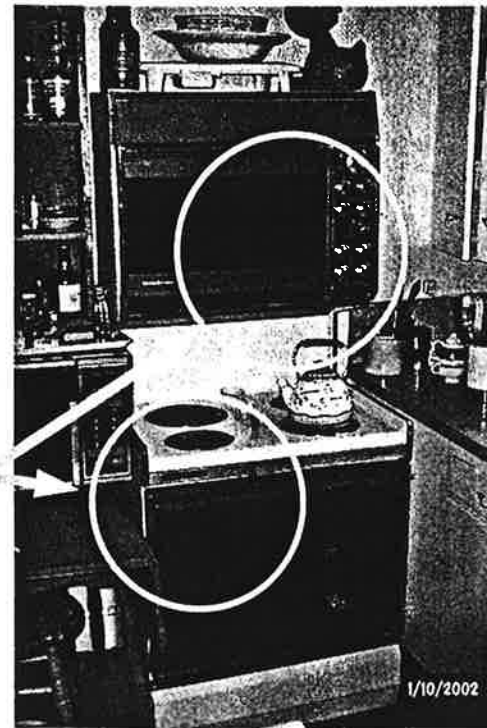


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



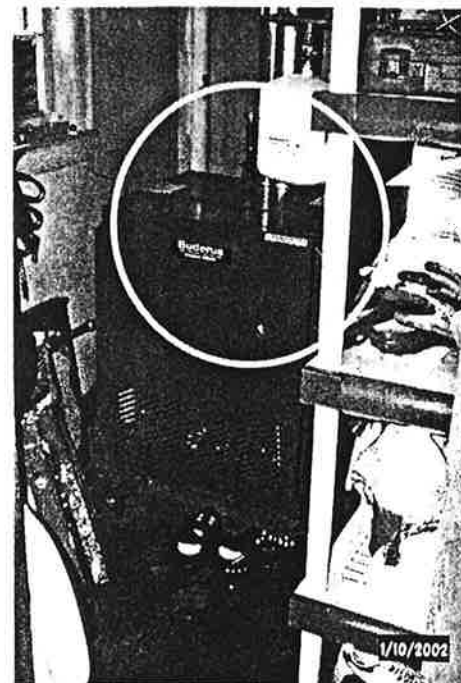
20.1

Existing steam piping adapted for hot water distribution. Asbestos insulation encapsulated to prevent friability.



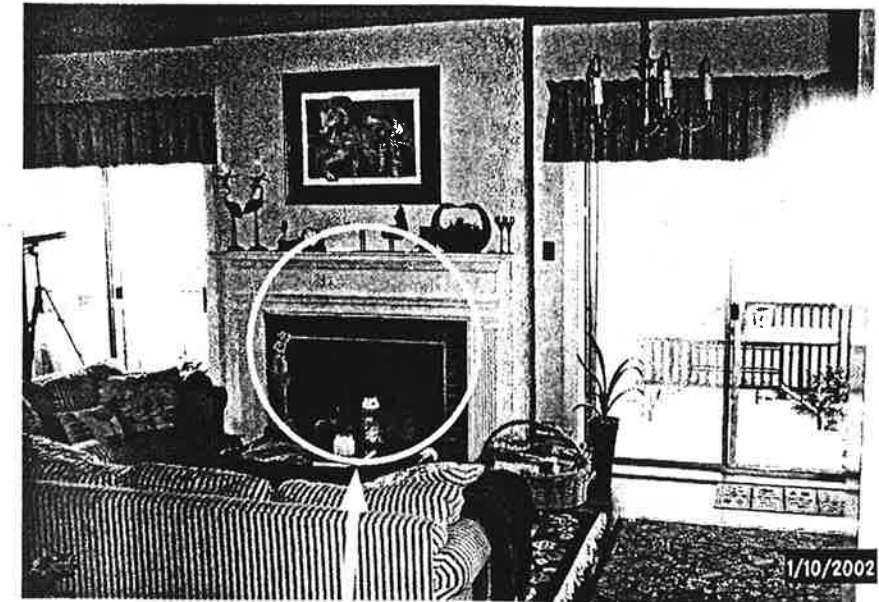
20.3

Aging residential appliance sited by health department due to deteriorating seals.



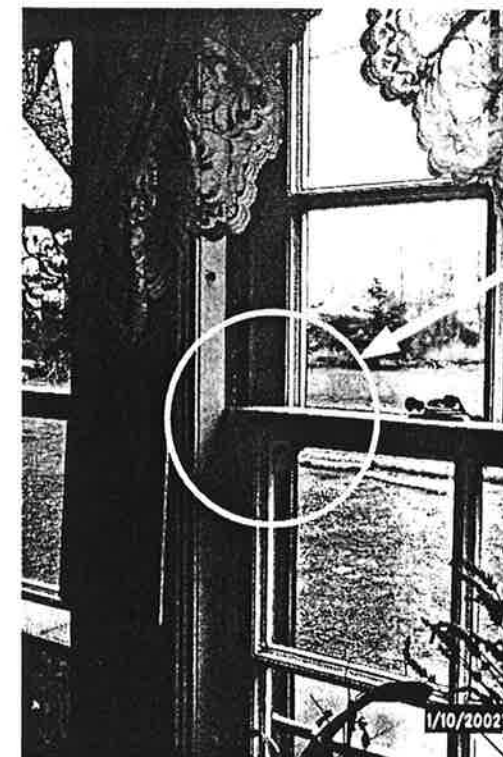
20.2

Propane boiler installed by tenant.



Fire place insert installed by tenant.

20.5



20.4

Single glazed double hung windows.

**COMMANDANT'S BED AND  
BREAKFAST  
PAGE 20**

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POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA



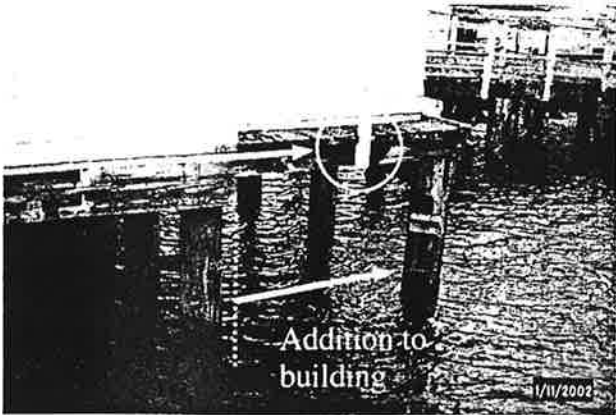
Single glazed windows

21.1



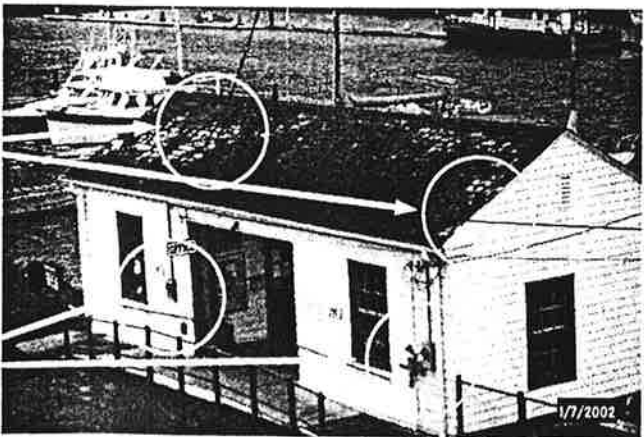
Addition to building  
Deteriorating planking

21.2

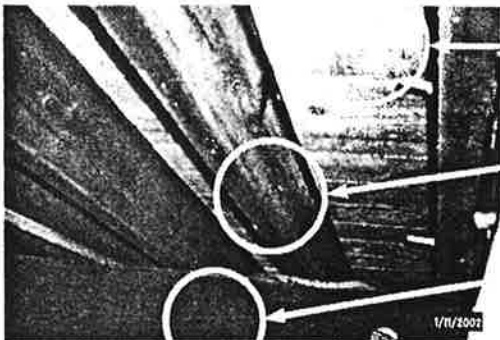


Deteriorating roof  
Exterior mounted service entrance

21.3



21.4



Non-creosote treated sub-floor  
Creosote treated floor joists.  
Creosote treated structural system

21.8



21.7

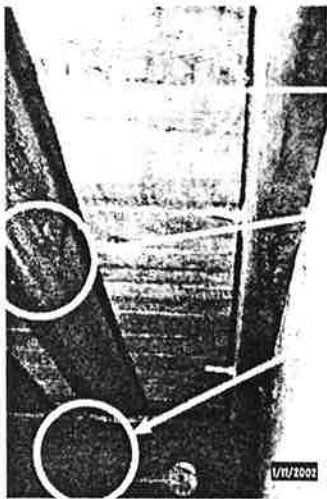


Creosote treated structure  
Creosote treated piling  
Deteriorating wood deck

21.6

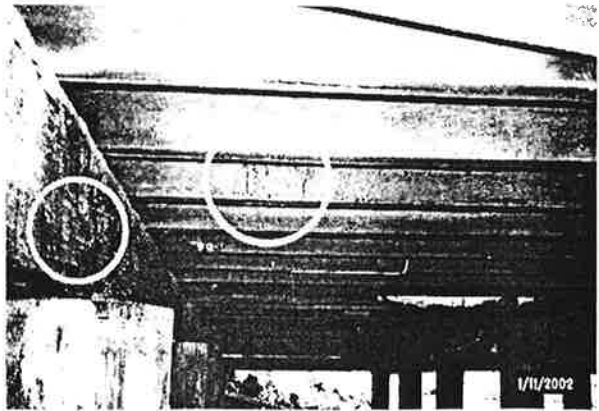


21.5



Non-creosote treated sub-floor  
Creosote treated floor joists.  
Creosote treated structural system

21.9



21.10

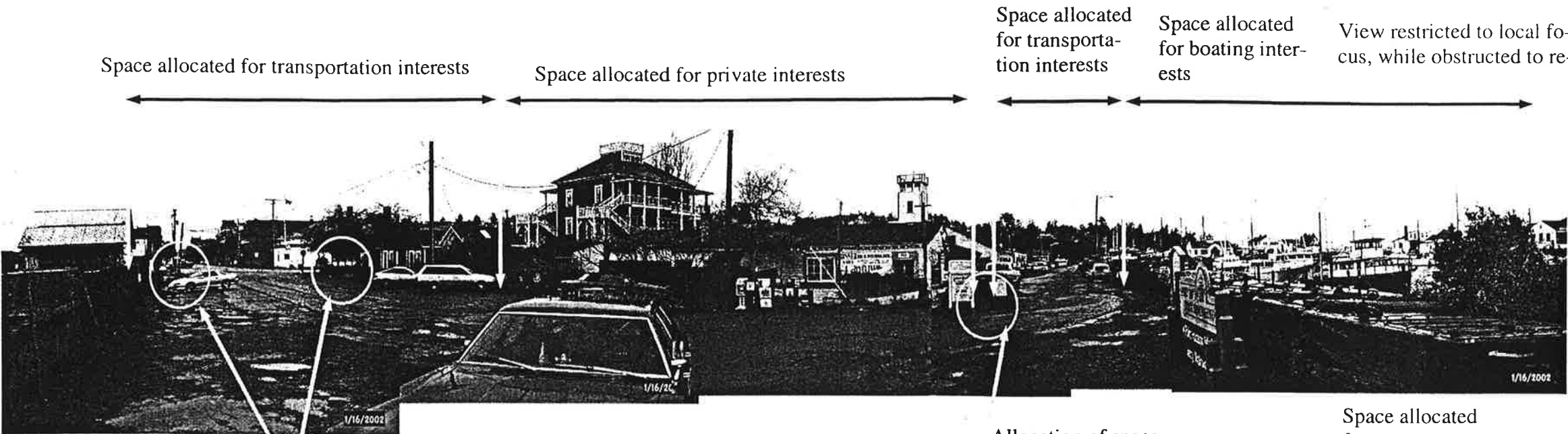
MARINA OFFICE / ARTFULL DODGER  
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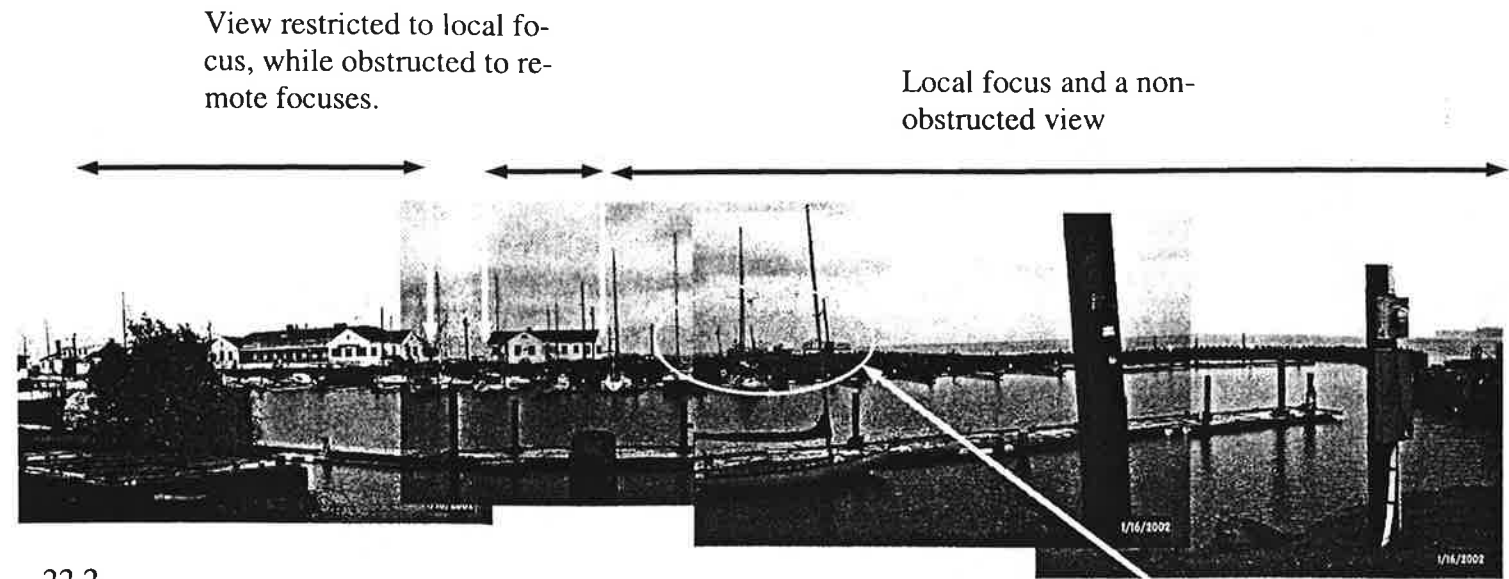




POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA



22.1 End of sidewalk



22.2

Space allocated  
for transportation  
interests

22.3



Pedestrians forced to move out of the way in the face of on-coming traffic.

22.4



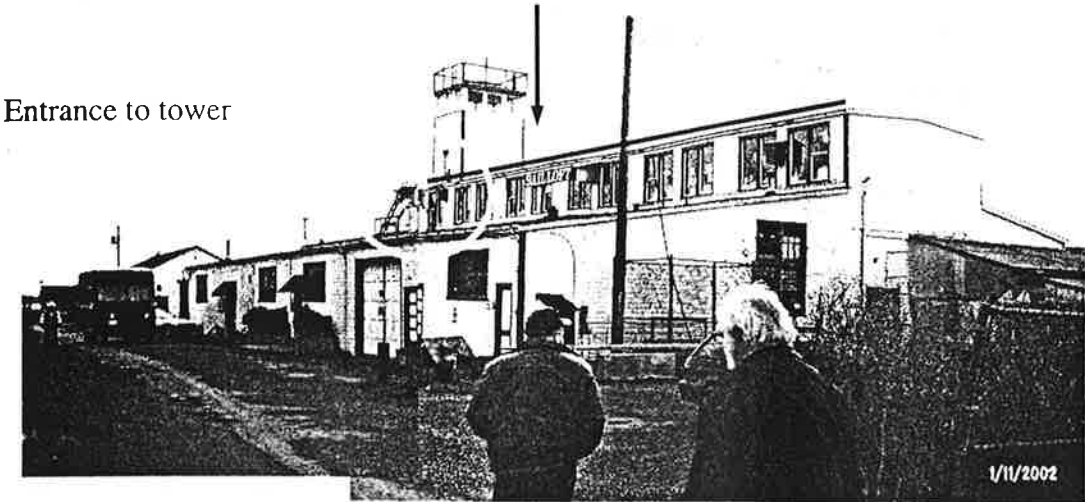
VISTA AT LANDFALL  
PAGE 22

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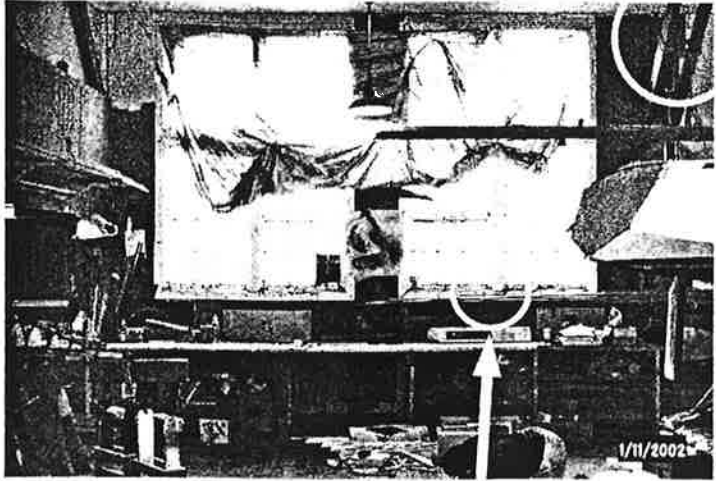
POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA

Approximate location of 'roof' leak at second floor



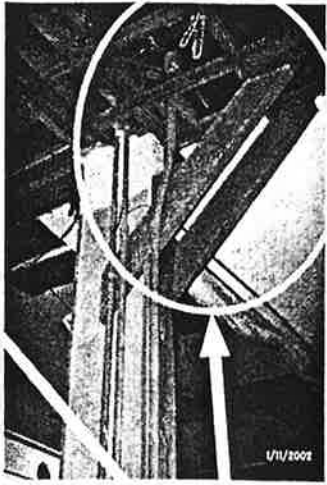
View of Armory looking southwest

23.1

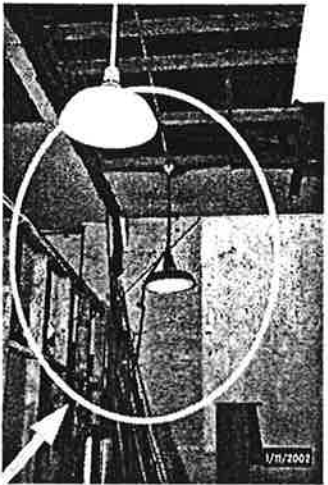


Water damage at window jamb

23.2

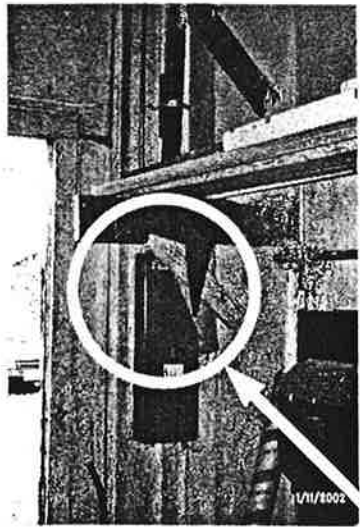


Non-rated panel, exposed wiring

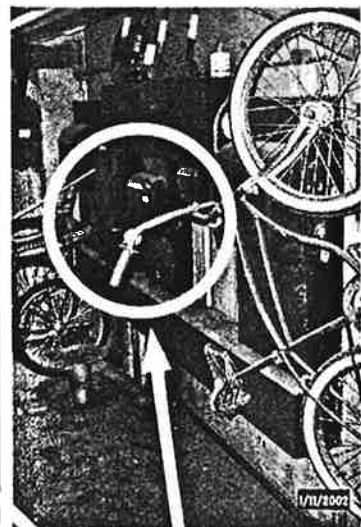


Examples of lateral knee bracing at bottom floor ceiling.

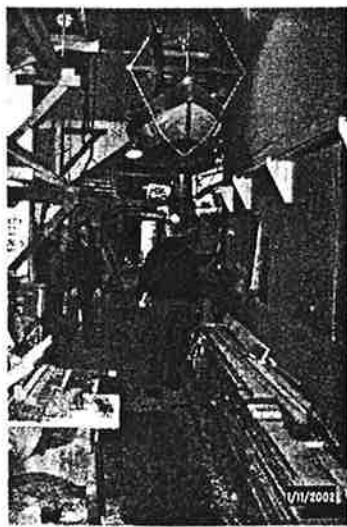
23.3



23.4

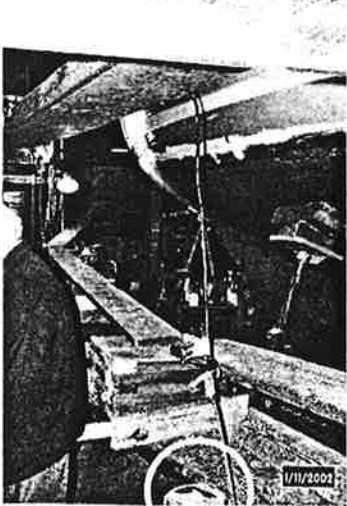


23.5



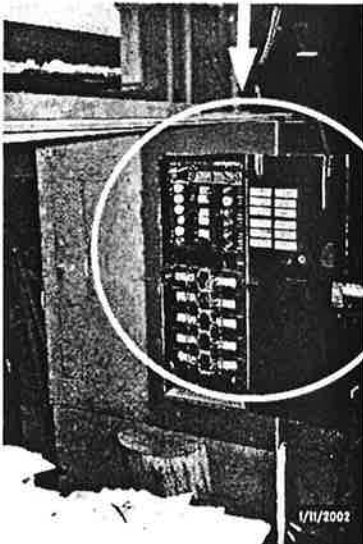
23.6

- 'NaPage' service entry, electrical breaker panel and distribution panels
- Electrical distribution board supplying power to second floor

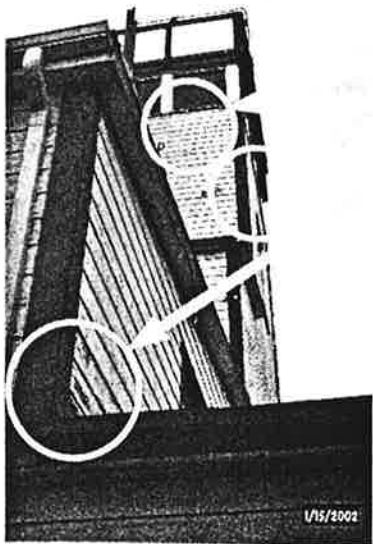


23.7

Organic dust



23.8



23.9

Failing wall surface  
Moisture migration

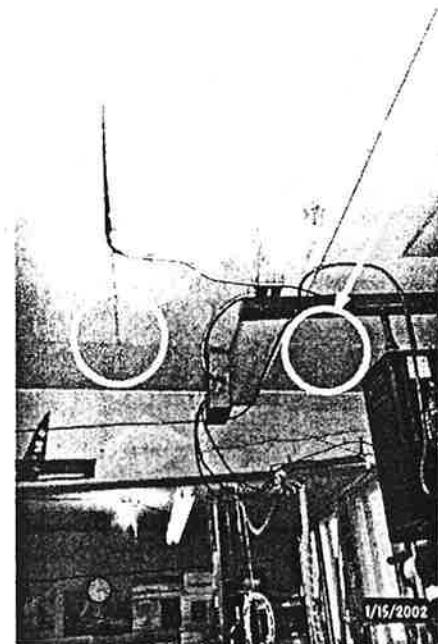
ARMORY  
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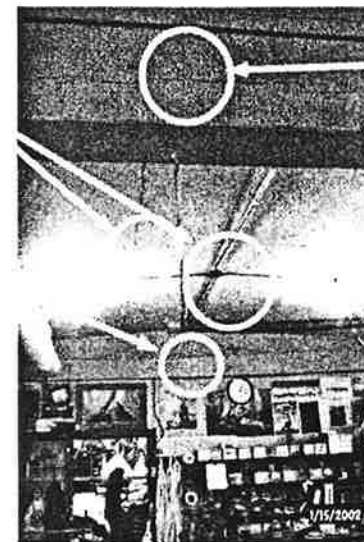
# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



24.1

Potential indication  
of lateral move-  
ment of building

Crack showing on  
one side of beam.

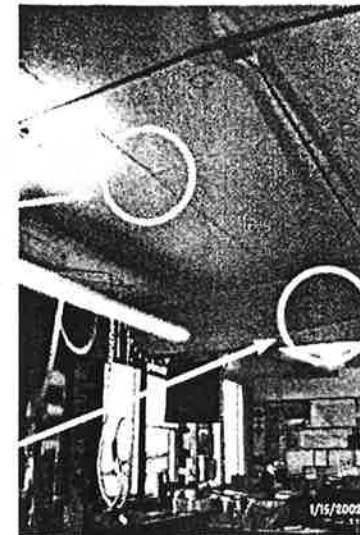


24.3

Potential cracking  
through beam.

Potential indication  
of lateral move-  
ment of building

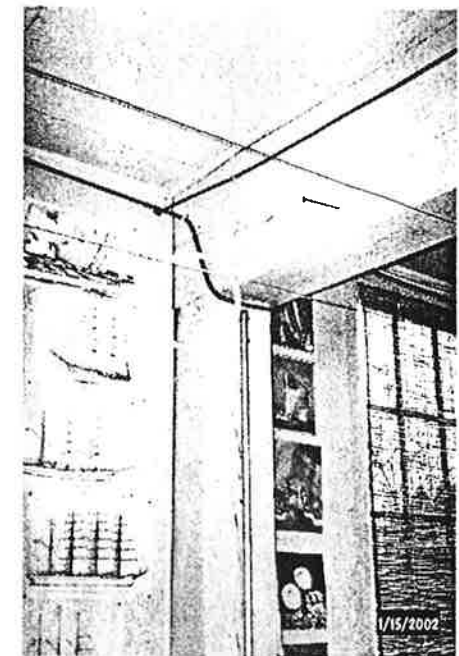
Crack showing on  
one side of beam.



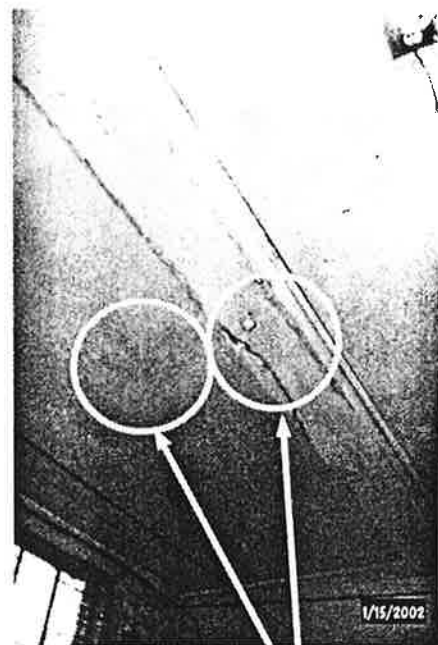
24.4

Torsional movement of  
column

Indication of recent beam  
column movement



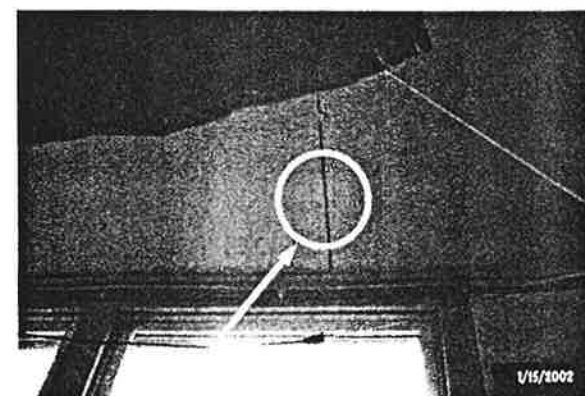
24.9



24.2

Water leak in proximity  
to exterior tower

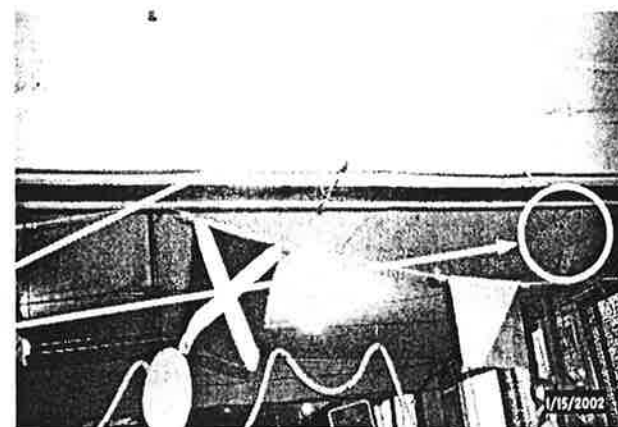
Potential indication of lat-  
eral movement of building



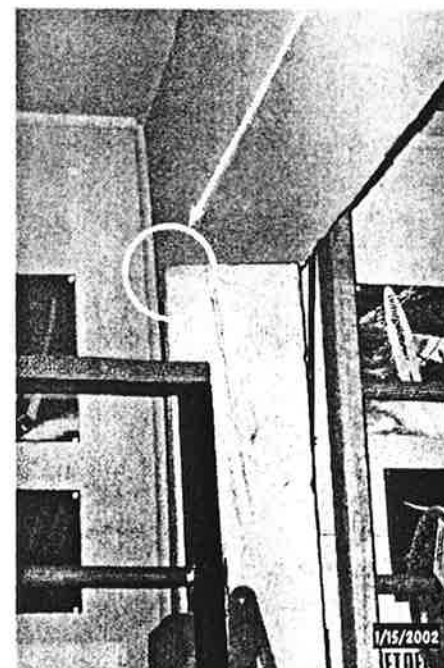
24.5

Torsional movement of  
column

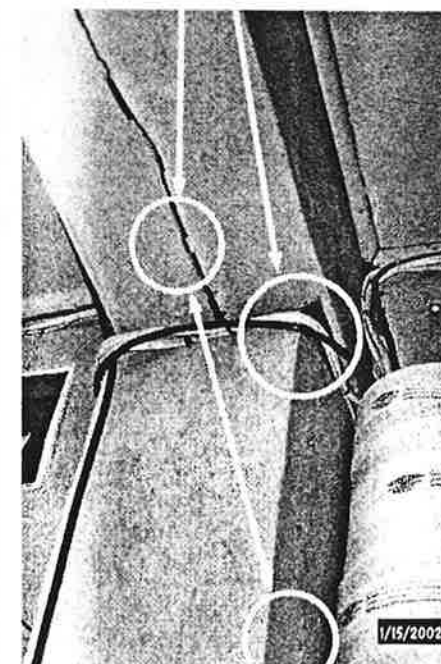
Recent crack activity



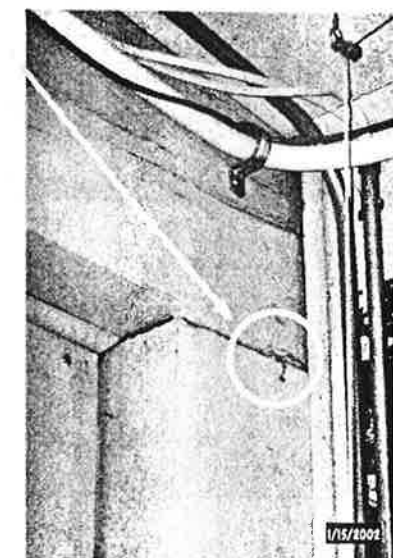
24.6



24.7



24.8



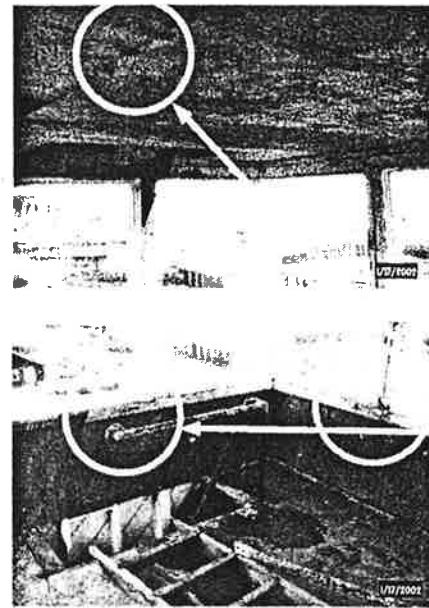
24.10

**ARMORY  
PAGE 24A**

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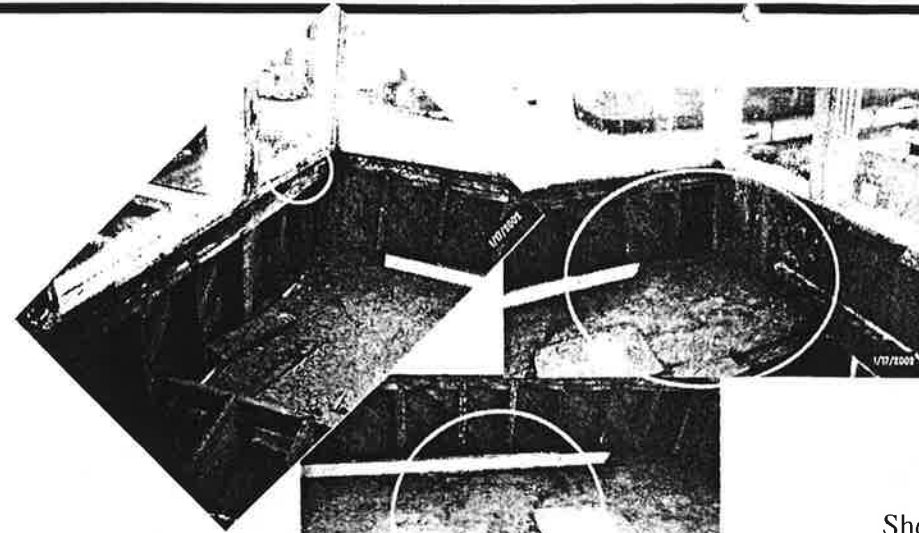


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



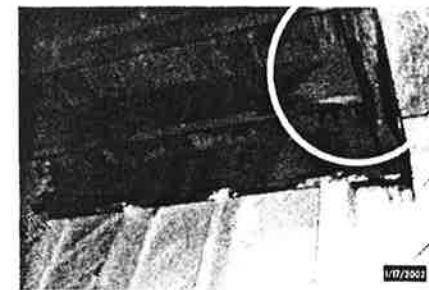
24B.1

Results of water vapor migration back and forth through tower ceiling



24B.2

Water stain indication at edge of floor



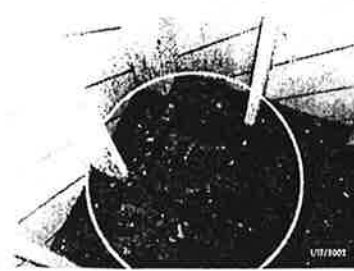
24B.3

Water migration through exterior wall

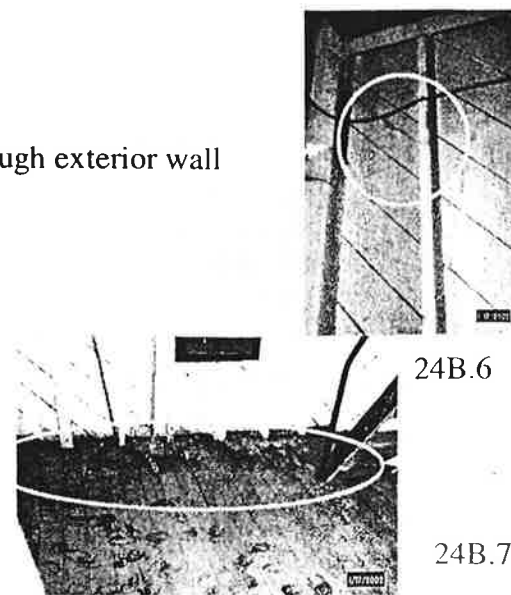


24B.4

Indication of standing water



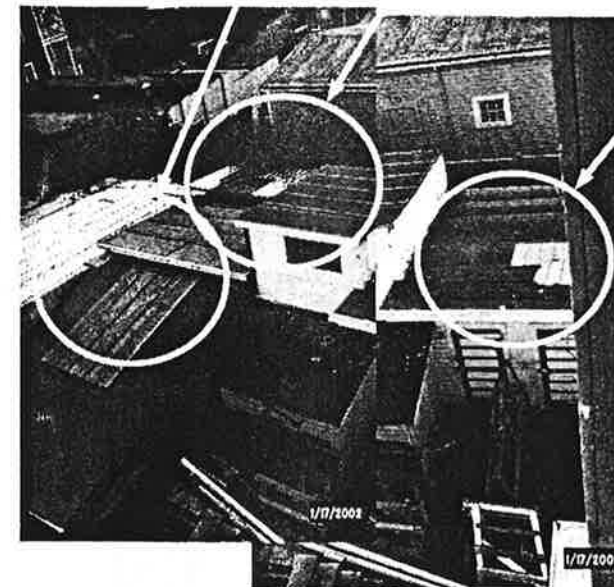
24B.5



24B.6

24B.7

Area of floor directly over ceiling leak at 2nd floor

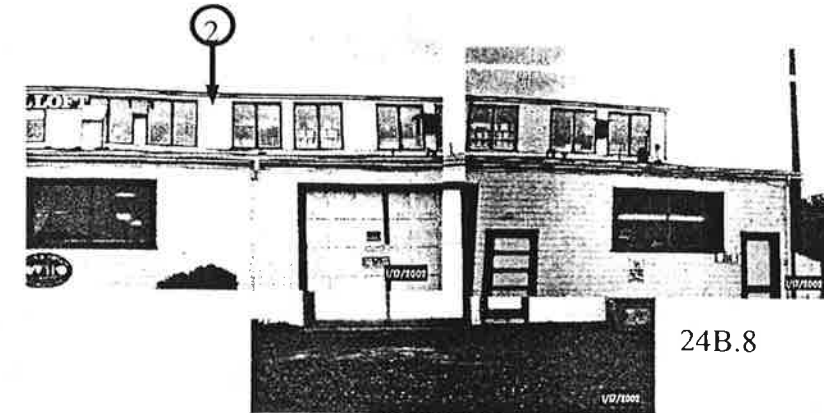


24B.9

Shed occupied by boat refitting

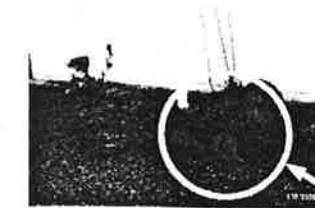
Forge

1940's Refrigerator

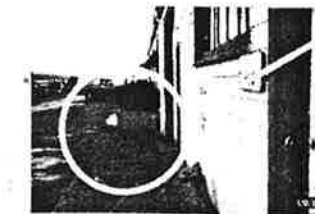


24B.8

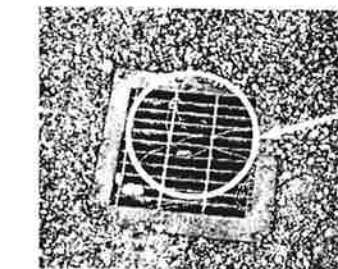
Approximate location of structural movement



Storm water draining to grade



Storm water draining to daylight out-fall in marina



24B.10

**ARMORY  
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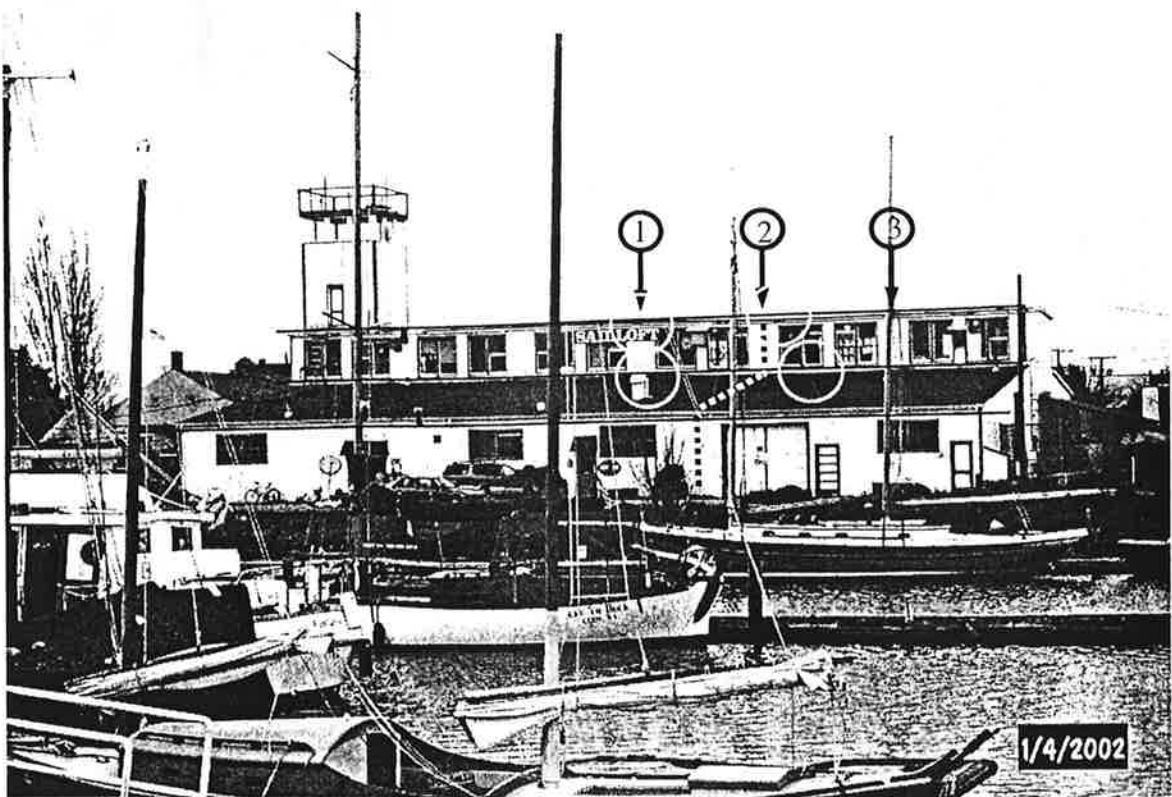


POINT HUDSON CONDITION ASSESSMENT  
PORT TOWNSEND, WA

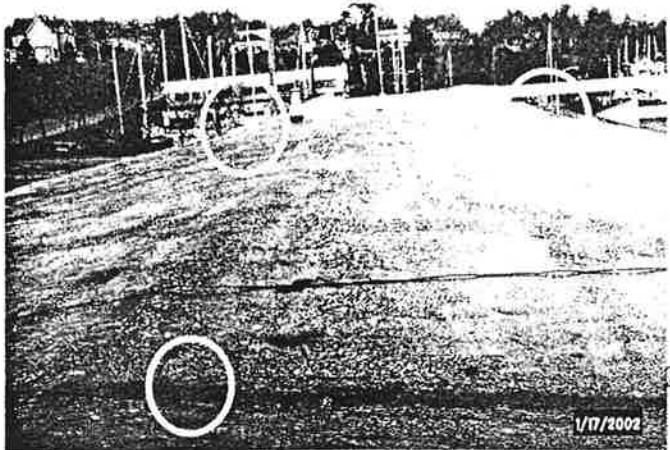


Illustration of upward [Column 1] and downward [Column 2] structural displacement

24C.1



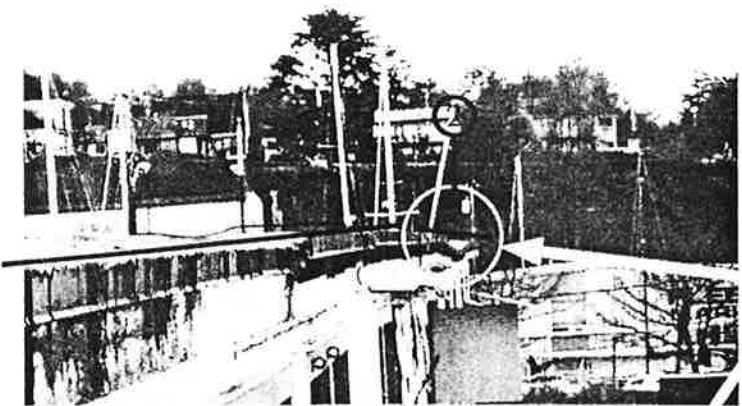
24C.2



24C.3

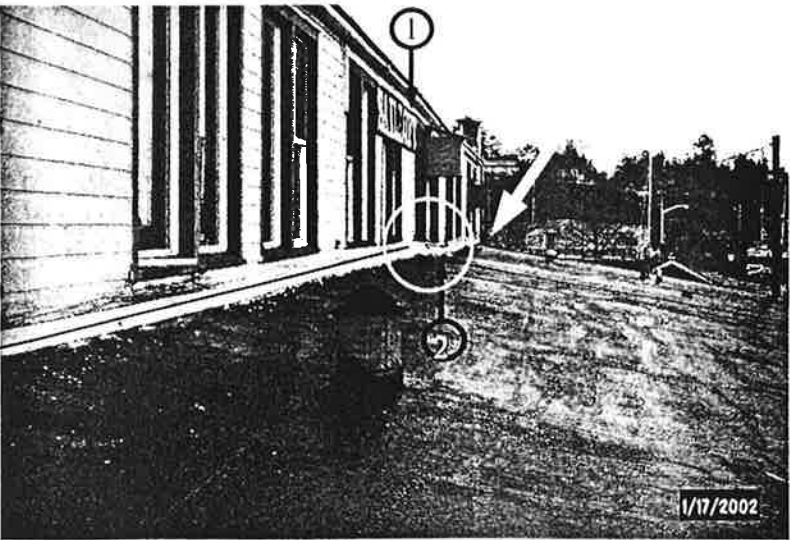


24C.6



24C.4

Illustration of structural displacement. Column Line 1 appears up, and Column line 2 appears down.



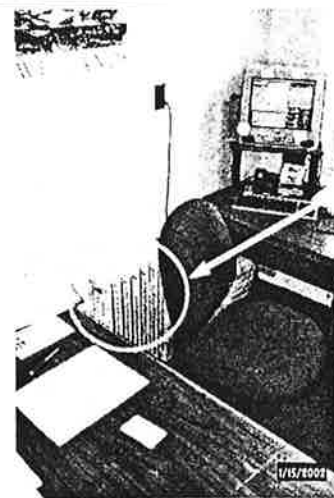
24C.5

ARMORY  
PAGE 24C

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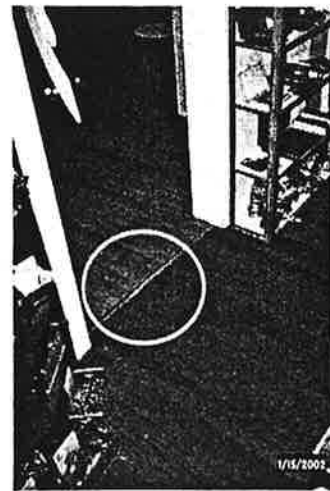


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA

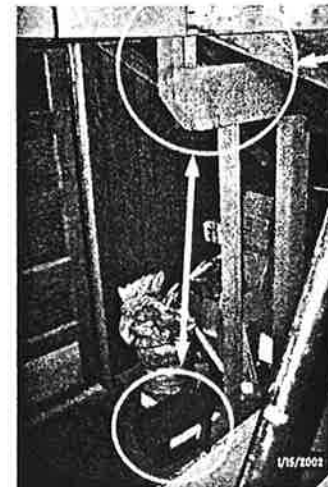


Electric heater  
Typical hard-  
wood flooring

25.1



25.2



25.3

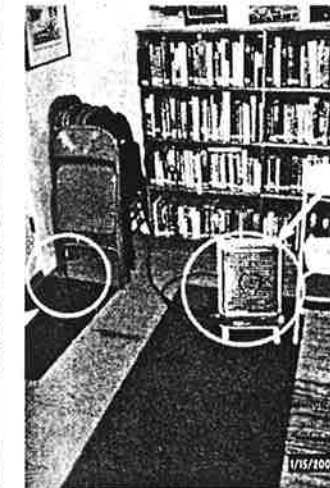
Indication of  
roof leak

Multiple  
power bar  
power distri-  
bution sys-  
tem

Extension  
power cord  
distribution  
system



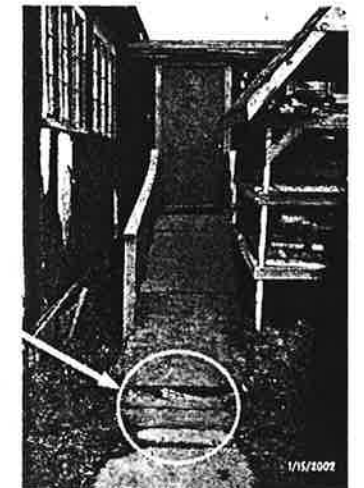
25.4



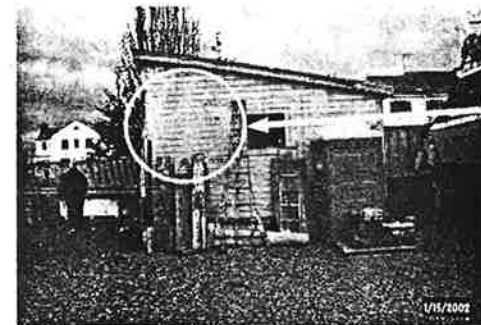
25.5

Propane radi-  
ant heater.

Handicapped  
access

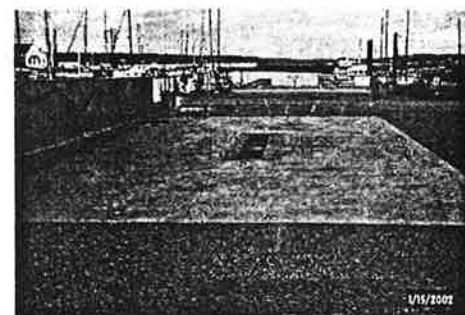


25.6



25.7

Shed not otherwise listed as  
Port property.

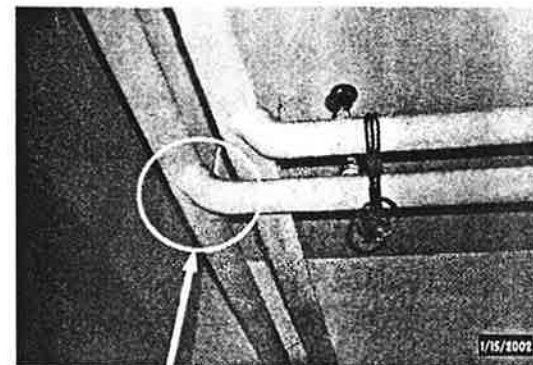


25.8

Non-accessible toilet.



25.10



25.11

Abandoned steam piping with en-  
capsulated asbestos insulation



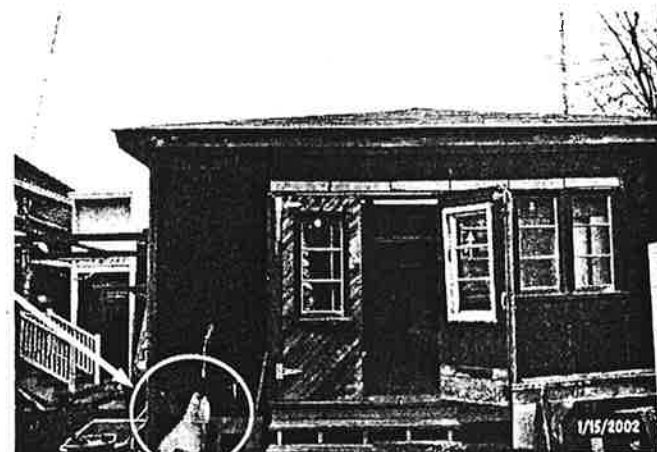
25.12

Probable area tributary for  
roof leak



25.9

Building paper over  
gypsum sheathing



25.13



25.14

## WOODEN BOAT FOUNDATION PAGE 25

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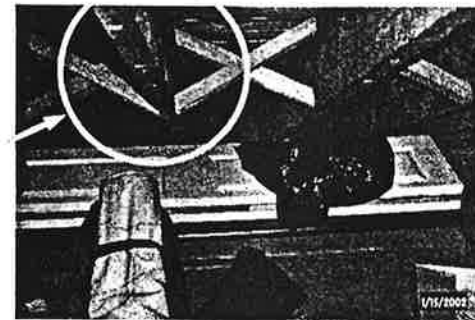


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA

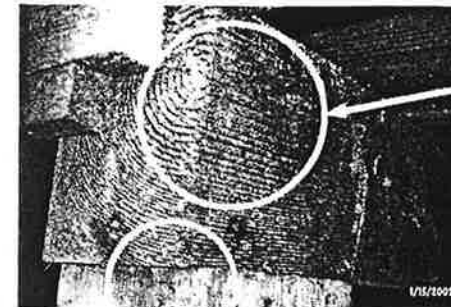


Exposed insulation  
Non-creosote treated  
framing

26.1

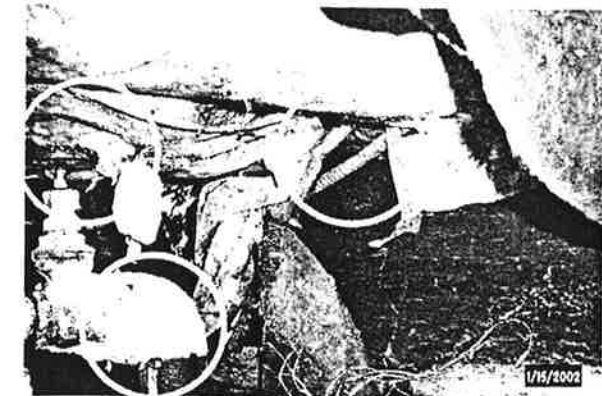


26.2



26.3

Non-creosote  
treated framing



26.4



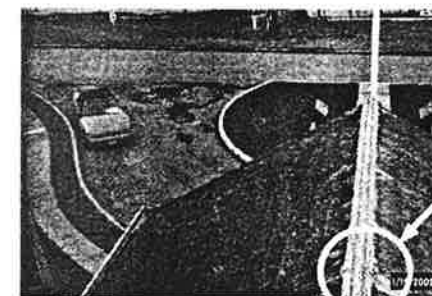
Ceramic lined double wythe brick  
masonry chimney with a concrete  
weather cap

Asbestos shingle cap repair attempt

26.5



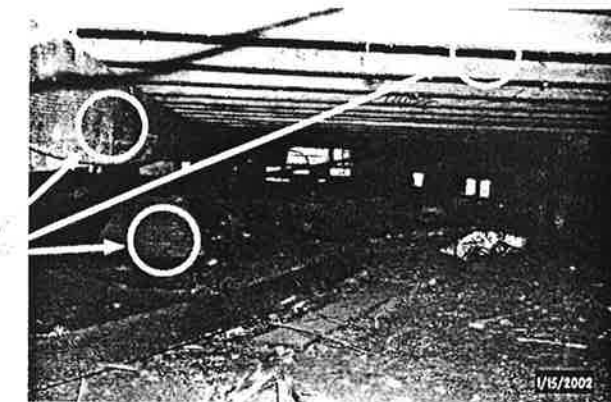
26.6



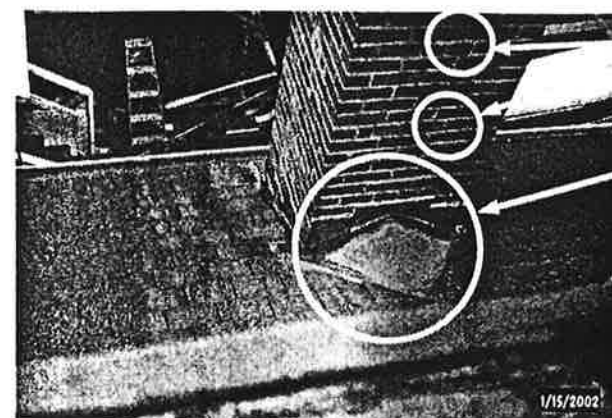
26.7

Galvanized ridge cap

Non-creosote treated  
framing



26.8

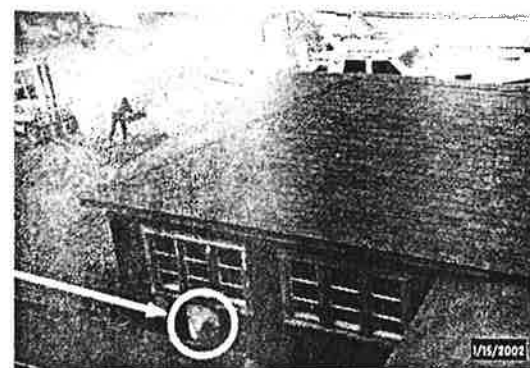


Header course every  
seventh course

Copper cricket, and  
roof flashing

Building paper over  
gypsum siding

26.9



26.10

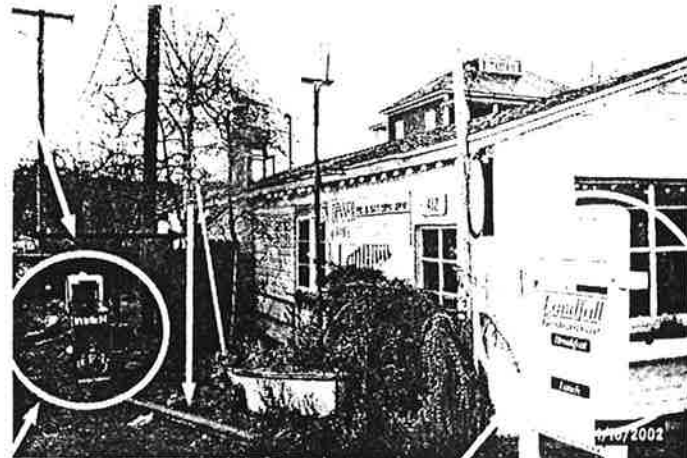
## WOODEN BOAT FOUNDATION PAGE 26

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# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA

Space allocated to transportation interests



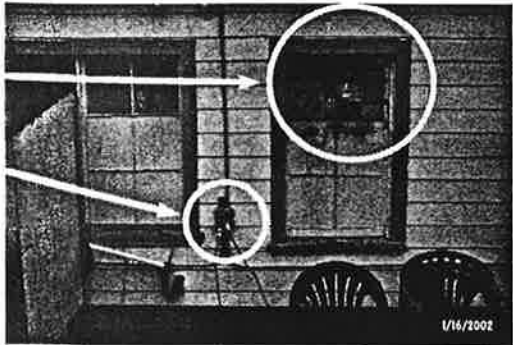
Pedestrian oriented icon

27.1

Transportation oriented icon

Kitchen exhaust

Multiple extension cord



27.3



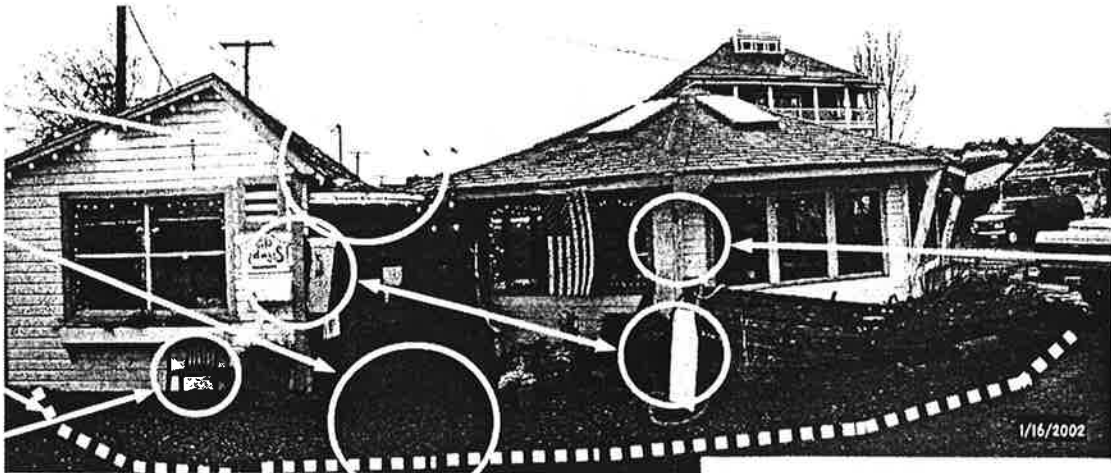
27.7

Potential roof leak area

Site drainage problem:

Space assigned to pedestrian interests.

Pedestrian oriented icons.



27.2

Visible air gap at each side of column

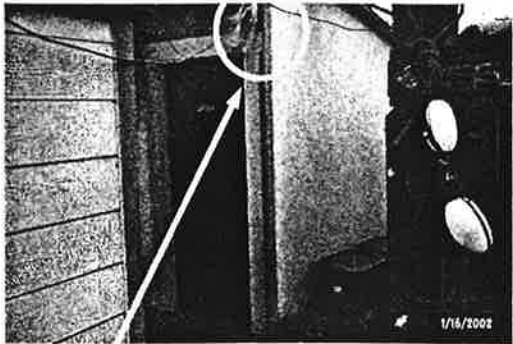
Roof drainage

Smoking area



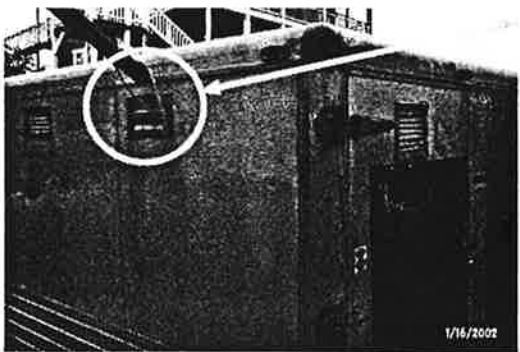
27.6

Extension cord power supply to refrigerator building



27.4

Extension cord power supply to refrigerator building



27.5

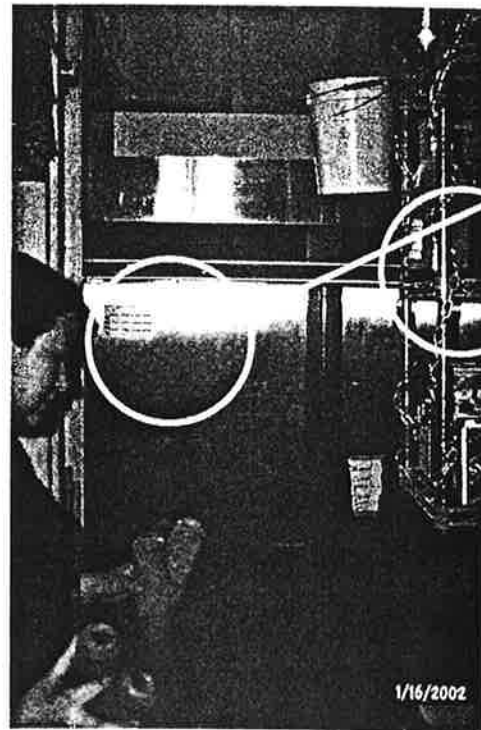
**LANDFALL  
PAGE 27**

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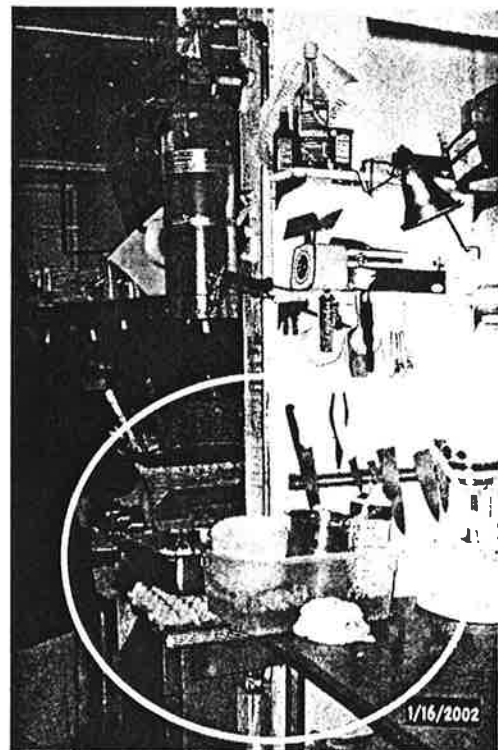


# POINT HUDSON CONDITION ASSESSMENT PORT TOWNSEND, WA



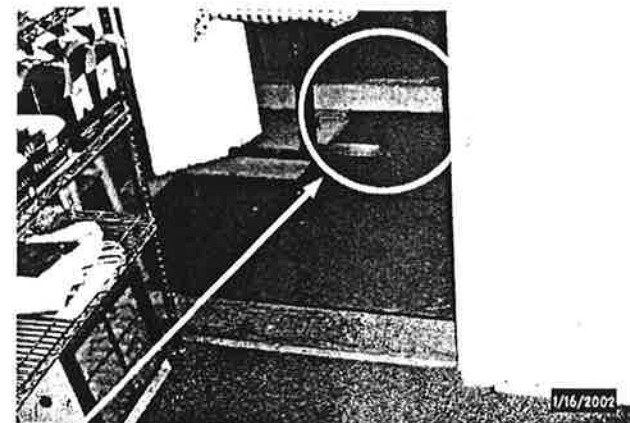
Recent equipment installation by tenant.

28.1



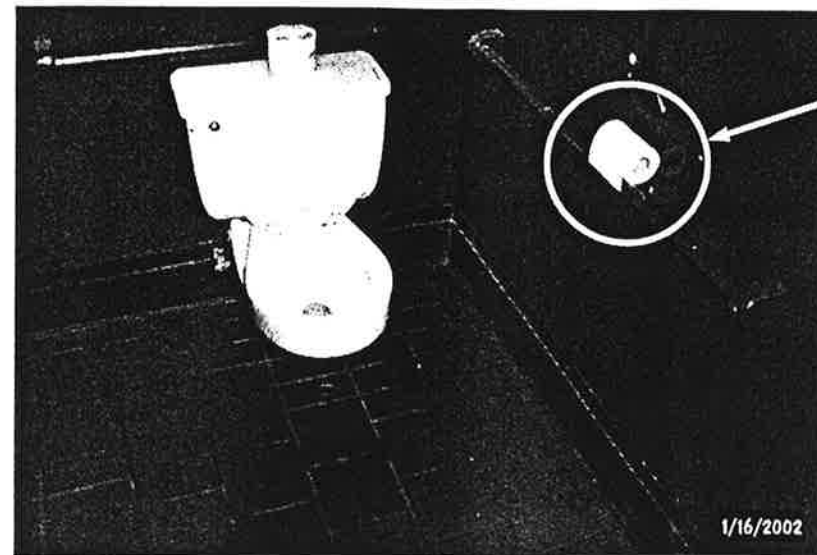
28.2

Illustration of efficient utilization of space.



Interior floor differential

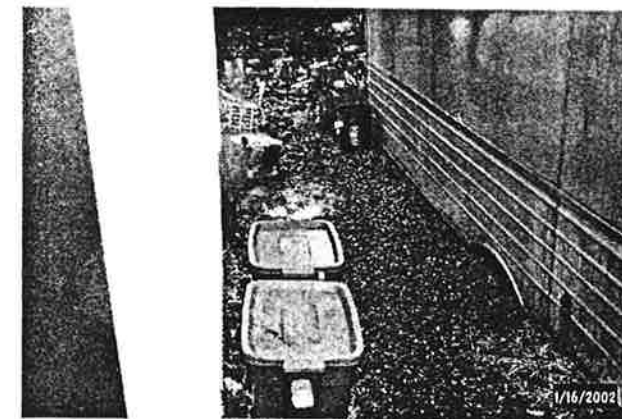
28.3



Handicapped accessibility

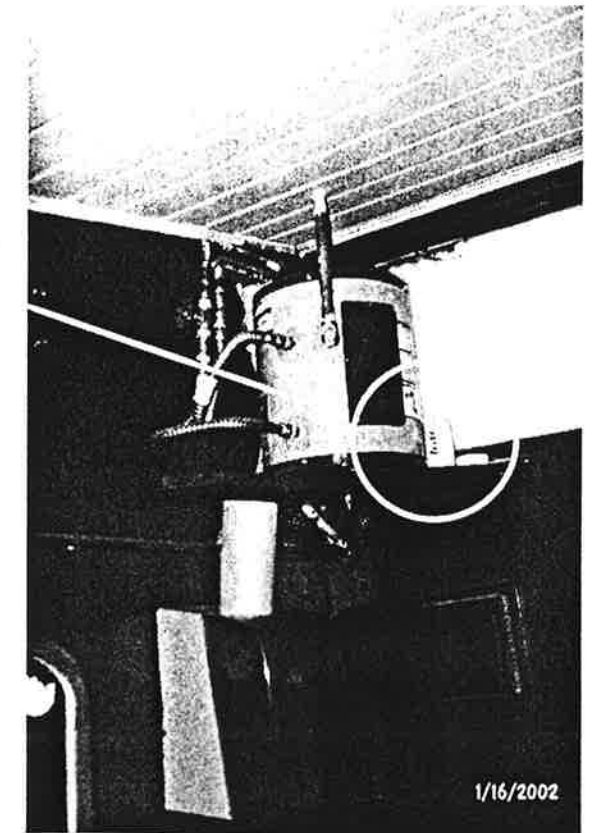
Ventilation modification

28.5



Passage to wood lot

28.4



28.6

## LANDFALL RESTAURANT PAGE 28

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