

## Appendix “C”

This section includes the Benton County Summary of Structural Status of Farmstead Buildings

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August 26, 2004

Mr. Steve Peka  
Benton County Planning and Development  
531 Dewey Street  
Foley, MN 56329

Re: Inspection of facilities at Graves' farm

Dear Mr. Peka,

At your request, I have completed an inspection of the facilities located at 11231 River Road NE in Rice, Minnesota also known as the Graves farm. The purpose of the inspection was to determine the presence of any deficiencies in the buildings that would prevent their use or occupancy using standards and codes common to the building industry in Central Minnesota. Specific attention was paid to structural elements that might present a hazard to any occupants. The inspection was visual in nature and did not involve any destructive probing into unseen spaces or areas. It also did not involve sampling of materials to determine the presence of any asbestos or mold. A general outline of my findings follows this cover letter. Thank you for letting me assist you in this matter. If you have any additional questions or concerns, please let me know.

Sincerely,

  
David M. Lindmeier  
Building Official #MN 1549

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## Deficiencies in Residence

- Requires upgraded septic system
- Well was not functioning at time of inspection. Water quality and supply adequacy should be tested
- Underground oil storage tanks must be removed
- Roof cover needs tear-off and replacement (asphalt shingles)
- Handrails and guardrails are missing on back porch
- House needs fumigation due to presence of bats and mice
- Plumbing system is improperly trapped and vented
- Several window panes are cracked and need replacement
- Interior plaster is cracked in many locations and will continue to deteriorate if the house is not heated in the winter
- Wood fireplace appears to take combustion air from the interior (remove or replace with gas fireplace)
- Fireplace chimney does not have safe clearance from combustibles and presents a fire hazard
- No insulation is present in the roof or attic (walls are also suspect)
- The attic/roof area is inadequately ventilated (electric exhaust fan with no makeup air)
- No smoke detectors are present
- Water heater and furnace need replacement
- Electrical system has been upgraded to 100 amps but not inspected (should be upgraded to 200 amps for a house of this size)
- There are inadequate electrical outlets
- Upper level floors sag toward center hallway (not a structural failure)
- Interior and exterior walls and trim should be painted

## Summary of House

The building foundation and general structure appear to be in good condition for its age. There is no danger of structural failure or collapse in the near future. I estimate a cost of \$70,000- \$100,000 to address the listed deficiencies and bring the house up to reasonable living standards. Other options include "mothballing" the house or moving it to a location more suited for residential use. Mothballing would involve as a minimum re-roofing the house and boarding up the windows and doors. The underground storage tanks should also be removed to prevent any ground contamination from residual oil.

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## Other Site Structures

### Potato Storage Building

- This building has a failing block foundation wall on the North side and will eventually collapse. Cost of correcting the problem most likely exceeds the value of the structure. Recommendation: demolish.

### Chicken Coop

- Structurally unsound and should be demolished

### Granary

- Structurally sound

### Corn Crib

- Materials have some salvage value

### Barn

- Structurally unsound. This building is in a dangerous condition and should be demolished as soon as possible.

### Silo

- Structurally sound but of little practical or use value

### Machine Shed

- Structurally unsound and in danger of collapse. Has some salvage value (old railroad car doors are used as wall panels)

### Pig Barn

- Roof structure and cover need replacement. Walls and foundation are sound.

### Well Shed

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- Structurally unsound. Floor and walls are separating.

**Wood Storage Building**

- Structurally unsound and of little value. Demolish.

**Garage**

- Structurally unsound. Foundation and walls failing. Demolish.