Cabins 1 & 2, these Cabins have a commanding view of the Ohio River and the valley below the bluff. These Cabins are relatively new in comparison to the other Cabins noted in this study. The Cabins are in good condition and with a general cleaning and inspection can continue to be used. The Cabins are of an efficiency type much like a small hotel room. Each of them contains a small bathroom, kitchenette, closet and sleeping area. A porch is located on both the front and rear sides of the building.

- The Cabins are equipped with a through-the-wall heat pump which provides both heating and air-conditioning. An inspection of these units is warranted to determine if there are any deficiencies that need to be addressed.
- There is a slight musty odor within the Cabins but it is believed that that can be eliminated with consistent use and maintenance.
- The bedding may need to be discarded and new bedding provided if these Cabins are to be used in the future. The sanitary sewer septic system needs to be inspected for continued use.
- The site immediately surrounding the Cabins needs to be cleaned up and trees need to be pruned to allow a better view of the valley below.

Cabin 5

Cabin 5 is located in a more secluded area of the Park east of Cabins 3A-C. This Cabin is identical to Cabins 1 & 2 with regards to the size and floor plan layout. However, this Cabin is not equipped with a stone fireplace. The fireplace in this unit is a metal firebox with a metal chimney. The unit has deteriorated from lack of use and maintenance as well as the perpetual influences of Mother Nature. The condition of the Cabin is rated as poor to fair.

Noted below are a list if deficiencies that plague this Cabin.

- The roof needs to be replaced and has reached the end of it effective life. Moss is currently growing on areas of the roof.
- The north east corner of the roof is damaged due to decay and the fascia boards at the eave are in

need of replacement. The roof decking in this area as well will need to be replaced.

- The original placement of the Cabin is such that it was placed on what can only be surmised as earth fill. The Cabin foundation is showing signs of differential settlement as a result of inconsistent earth compaction at the time of its construction. The earth at the northwest corner of the Cabin has eroded away to the point where the bottom of the concrete footing is exposed. The concrete masonry foundation wall is cracked in many areas around the building.
- The vinyl tile flooring is in poor condition and many of the tiles have become dislodged from their position, especially at door openings.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The main electrical entry masthead has been removed and the main electrical feeders have been cut off. A new electrical service entry will have to be provided.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.
- All of the furnishings need to be discarded. The persistent odor has permeated the fabric of the furniture and bedding to the point where it will have to replaced.

Cabin 6

Cabin 6 is located in a secluded area northeast of Cabin 5. This Cabin is identical to Cabins 1 & 2 with regards to the size and floor plan layout. However, this Cabin is not equipped with a stone fireplace. The fireplace in this unit is a metal firebox with a metal chimney. The unit has deteriorated from lack of use and maintenance as well as the perpetual influences of Mother Nature. The condition of the Cabin is rated as poor to fair.

Noted below are a list if deficiencies that plague this Cabin.

- The roof needs to be replaced and has reached the end of it effective life. Moss is currently growing on areas of the roof.
- The original placement of the Cabin is such that it was placed on what can only be surmised as earth fill. The Cabin foundation is showing signs of differential settlement as a result of inconsistent earth compaction at the time of its construction. The earth at the northwest corner of the Cabin has eroded away to the point where the bottom of the concrete footing is exposed. The concrete masonry foundation wall is cracked in many areas around the building.
- The vinyl tile flooring is in poor condition and many of the tiles have become dislodged from their position, especially at door openings.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The main electrical entry masthead has been removed and the main electrical feeders have been cut off. A new electrical service entry will have to be provided.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible. The door to the crawl space is missing and it is possible the crawl space may now be a nesting area for small animals.
- The plywood siding is decaying at the bottom edges due to prolonged exposure to rain water that has splashed onto the siding.
- All of the furnishings need to be discarded. The persistent odor has permeated the fabric of the furniture and bedding to the point where it will have to be replaced.

Cabin 7

Cabin 7 is located in a secluded area immediately adjacent to Cabin 6. This Cabin is identical to Cabins 1 & 2 with regards to the size and floor plan layout. The unit has deteriorated from lack of use and maintenance as well as the perpetual influences of Mother Nature. The condition of the Cabin is rated as poor to fair.

Noted below are a list if deficiencies that plague this Cabin.

- The roof needs to be replaced and has reached the end of it effective life. Moss is currently growing on areas of the roof.
- The original placement of the Cabin is such that it was placed on what can only be surmised as earth fill. The Cabin foundation is showing signs of differential settlement as a result of inconsistent earth compaction at the time of its construction. The earth at the northwest corner of the Cabin has eroded away to the point where the bottom of the concrete footing is exposed. The concrete masonry foundation wall is cracked in many areas around the building.
- The vinyl tile flooring is in poor condition and many of the tiles have become dislodged from their position, especially at door openings.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The main electrical entry masthead has been removed and the main electrical feeders have been cut off. A new electrical service entry will have to be provided.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.

- The plywood siding is decaying at the bottom edges due to prolonged exposure to rain water that has splashed onto the siding.
- All of the furnishings need to be discarded. The persistent odor has permeated the fabric of the furniture and bedding to the point where it will have to be replaced.

Cabin 9

Cabin 9 is situated next to Cabin 10 and is within walking distance of the Van Buren Cabin and Cabins 3 A-3C. Cabins 9 and 10 are identical with the exception of the reverse layout of Cabin 10. Presently, Cabin 9 is in poor condition due to lack of maintenance and decay. The roof of Cabin 9 has decayed to the point that water pours freely into the living area of the building when it rains.

Additionally, the review of this Cabin revealed additional work items to be undertaken if this Cabin is to be used in the future.

- The HVAC systems need to be cleaned and inspected by a reputable Mechanical contractor to determine if the systems are viable and operational prior to reopening the building for use. The outdoor condensing units look to be in poor to fair condition based on a visual inspection only. It has not been determined if this unit is operational despite its visual appearance. The duct work in the crawl space needs to be inspected to determine if small animals have nested inside the ducts and to inspect for rust and decay.
- All of the glass panels in the windows will need to be replaced as the air seal has been broken and the windows are beginning to fog up within the air space between the two panes of glass. This is not an immediate concern but it will need to be addressed soon.
- All of the screens are in poor condition and will need to be replaced.
- A portion of the ceiling in the living area has collapsed due to water infiltration and needs repair.

- The smoke alarms in the building are stand alone battery type and need to be replaced.
- All of the furniture in the building will need to be disposed of due to the mold growth on all of the fabric.
- All exposed surfaces will need to be cleaned thoroughly.
- All exterior doors do not seal tightly against the frames and do not close properly.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space under the first floor has been sealed up; prevent the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.
- The main electrical entry masthead has been removed and the main electrical feeders have been cut off. A new electrical service entry will have to be provided.

Cabin 10

Cabin 10 is situated east of the Van Buren Cabin and south of Cabins 3A-3C, all within walking distance of each other. Cabins 9 and 10 are identical with the exception of the reverse layout of Cabin 9. Presently, Cabin 10 is in poor condition due to lack of maintenance and decay.

The review of this Cabin revealed additional work items to be undertaken if this Cabin is to be used in the future.

- The HVAC systems need to be cleaned and inspected by a reputable Mechanical contractor to determine if the systems are viable and operational prior to reopening the building for use. The outdoor condensing units look to be in poor to fair condition based on a visual inspection only. It has not been determined if

this unit is operational despite its visual appearance. The duct work in the crawl space needs to be inspected to determine if small animals have nested inside the ducts and to inspect for rust and decay.

- All of the glass panels in the windows will need to be replaced as the air seal has been broken and the windows are beginning to fog up within the air space between the two panes of glass. This is not an immediate concern but it will need to be addressed soon.
- All of the screens are in poor condition and will need to be replaced.
- The smoke alarms in the building are stand alone battery type and need to be replaced.
- All of the furniture in the building will need to be disposed of due to the mold growth on all of the fabric.
- All of the wood paneled walls in the building are covered with mold. Further investigation will need to be undertaken to determine the full extent of the mold problem.
- All exposed surfaces will need to be cleaned thoroughly.
- All exterior doors do not seal tightly against the frames and do not close properly.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space under the first floor has been sealed up; prevent the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.
- The main electrical entry masthead has been removed and the main electrical feeders have been cut off. A new electrical service entry will have to be provided.

Haven Hill Cabin

Haven Hill Cabin is located east of the Conference Center approximately 300 yards. It is a two-story building constructed of wood framed and log walls. Each floor has approximately 1188 gross square feet for a total area of 2376 gross square feet. The lower level contains a large living area and dining area with a dual sided fireplace which separates the living area from the dining area. Off of the dining area at the west end of the building is a kitchen. At the northwest and southeast corners of the building are stairways leading to the second floor. The second floor contains three bedrooms and two bathrooms. The building is capable of housing large groups of people. Each of the bedrooms is equipped with bunk beds with a total sleeping capacity of approximately 22 persons. This building is in good condition and there is no reason not to continue on with its use .A review of the building found the following issues that need to be addressed:

- The majority areas of the exterior walls are constructed of vertical board and batten system most likely of red cedar. These walls are in relatively good condition and can be refinished and repaired without much effort.
- The log wall which is confined to the east lower level in good condition and will only need minor repairs.
- The main support beam extends down the center of the building. Near the chimney there is a noticeable sag in