

# Conditions Report and Assessment

December 13, 2018

## Structural Assessment Recommendations

- ) General site grading away from the building
- ) Replacement of the addition roof with a sloped, truss framed roof
  - o Re-sealing of the roof eave with more reliable flashing and sealed connection between roof and walls
- ) Removal of the wood beam extensions at the addition
  - o The roof beam extensions should be cut back to terminate inside the wall to seal their ends from the exterior. This will prevent future damage to the beams and the walls
- ) Removal of the wing walls at the addition
  - o This is a place for water to enter the wall. They should be eliminated and replaced with a better sealed architectural element
- ) Sealing/Waterproofing the exterior walls below grade
  - o Exterior grade be excavated adjacent to the building, and a high-quality sealing barrier be placed on the walls
  - o Installation of a footing drain system would be prudent at this time if one does not exist
- ) Power Washing/Tuckpointing of the exterior brick veneer
  - o Many bricks are spalled, and mortar joints are cracked around the building.
  - o Moss/lichens in mortar should be removed
- ) Power Washing /Tuckpointing of all interior masonry/concrete on the lower level
  - o Power washing and then tuckpointing of the interior masonry will ensure all loose mortar and water damaged block is brought back into acceptable condition

## Architectural Assessment Recommendations (beyond Structural and MEP)

- ) Parking lot and access drive asphalt new seal coating.
- ) Repair and repaint the 1941 original trim, soffit, fascia and siding at the gable
- ) Provide new sealant joints at all window, door and control joints
- ) Most of the exterior window frames are showing additional deterioration, replace with new units
- ) Replace all exterior door thresholds and weather-stripping
- ) Repair and refinish wood flooring, replace all remaining flooring
- ) Level the 1941 basement floor before installing new flooring
- ) Repair, infill and repaint all interior upper walls, repair lower level walls and repaint, new base trim
- ) Repaint all plaster ceilings, replace all suspended ceilings in the lower level
- ) New ADA accessible toilet room per occupancy load requirements
- ) Remove obsolete kitchen area (plumbing failure)

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## Plumbing Assessment Recommendations

- ) New domestic well
- ) New natural gas fueled domestic water heater
- ) New accessible plumbing fixtures, supply, waste and venting piping
- ) New septic system

## HVAC Assessment Recommendations

- ) New natural gas service to the building and utilizing natural gas as the heating fuel.
- ) New HVAC system options:
  - o Multiple high efficiency natural gas furnaces each with an air-cooled compressor-condensing unit.
  - o Indoor Air Handler with VAV Zone Control and Hot Water Heat, New natural gas fueled domestic water heater

## Electrical Assessment Recommendations

- ) The current electrical service is under sized, upgrading the electrical service
  - o Additional costs from the power utility to increase their transformers and power cables coming to the building may be required
- ) Install new electrical panels that incorporate new circuit breakers for added safety and protection.
- ) Install new receptacles and devices at locations needed for the intended use and convenience.
- ) Install new LED light fixtures throughout the building.
- ) Install dimmers and occupancy sensors as required by the Energy Conservation code.
- ) Install new exterior light fixtures to provide security and adequate lighting at the building entrances.
- ) Install new emergency egress lighting system throughout the entire building.

## Fire Alarm Assessment Recommendations

- ) Remove outdated existing fire alarm panel and devices