

Alpha Home & Commercial Building Inspections

Property Inspection Report



180 Main St, South Berwick, ME 03908
Inspection prepared for: Perry Ellsworth
Real Estate Agent: -

Date of Inspection: 2/23/2021 Time: 10:00 AM
Order ID: 12304

Inspector: Tom Pelletier
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Thank you for choosing Alpha Commercial Building Inspections

This Inspection Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.

This report is based on the ASTM E 2018-15 Standards of Practice
view at <http://www.astm.org/Standards/E2018.htm>

A commercial property assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A commercial property assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Note:

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

Inspection Details

1. Attendance

Property Manager, Various employees

2. Occupancy

Occupied - Furnished

3. Building Faces

West

4. Weather Conditions

Partly Cloudy, 30-39 degrees, ground is snow covered

5. Purpose and Scope

• Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. We recommend for commercial condominiums that client review all condo documents and budget.

General Description

The subject property is a stand alone office building containing approximately 19,800 sq.ft., reported to be constructed circa 1926.

Purpose and Scope

At the request of Perry Ellsworth a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-15 for Property Condition Assessments. This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-15. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

• Document Review and Interviews

Interviews conducted: An interview was conducted with Jim Cassell, maintenance man for the property. That information was used in part to help determine the condition of the property.

Documents provided: none

Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as low voltage systems, intercoms, security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done. Client may wish to have additional testing of these systems by qualified contractors.

Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk.

- Due to the age of the property it is assumed that lead paint and asbestos may be present. They are in and of themselves not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a property built prior to 1979 and disturbing more than 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit www.epa.gov. This inspection takes into consideration that the building is over 95 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a building this age.

Due to the overall condition of the property, the listed items are not intended to reflect each and every possible maintenance issue/defect, but are merely intended to reflect the overall condition of the property at the time and date of the inspection.

- Due to snow cover some exterior surfaces, roof, siding, foundation walls, doors, windows and exterior components were not fully visible.

Grounds

1. Parking Lot / Walk Ways

Observations:

1.1. The building has an asphalt parking lot and drive. The parking and walk way surfaces were inspected for proper grading and any areas of significant damage.

1.2. Striping is faded, recommend re painting parking lot markings by a qualified contractor.

1.3. Excessive deterioration and cracking was observed at the asphalt surfaces. Recommend assessment and repairs by a qualified asphalt contractor.



Damaged asphalt surface at left side driveway.



Cracks in asphalt at right side driveway.



Damaged asphalt surfaces at rear parking



Damaged asphalt surfaces at rear building.



Faded paint at parking lot markings.

2. Grading / Storm Water Drainage

Observations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of 5% or 6 inches for a distance of 10 feet around the perimeter of the building.

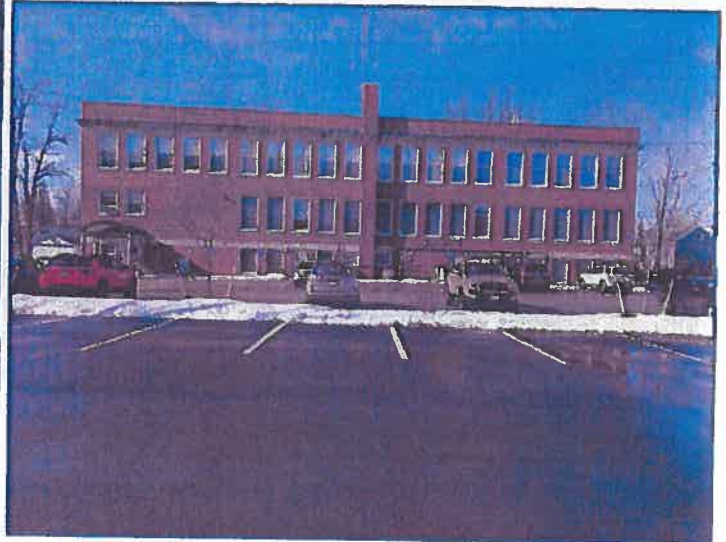
2.2. Limited visibility due to snow cover.

2.3. Grading at one or more area of property has neutral slope, this may be conducive to ponding of water against foundation, recommend monitoring condition and take measures to divert water away from this area as needed.

2.4. There is one or more surface drain at exterior of building, recommend monitor for proper drainage, keep clear of snow / ice / debris and have cleaned and serviced as needed.



Neutral grading



Neutral grading at rear of building



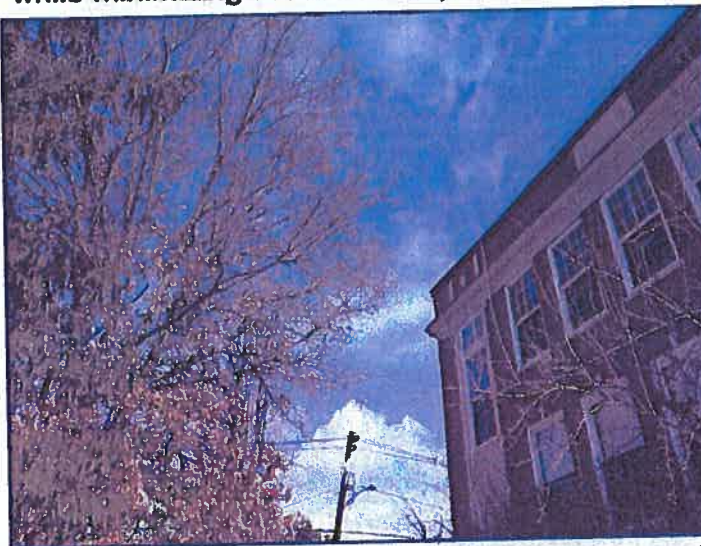
Surface drain at right side of building

3. Vegetation Observations

Observations:

3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a conduit for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.

3.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Trees overhanging roof /in close proximity to roof should be cut back or removed.



Vegetation in contact with building should be cut back or removed.

4. Signage

Observations:

4.1. Sign does not appear to be illuminated. No deficiencies noted.



Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis.

1.2. One or more exterior door has damage to door, frame or trim, recommend full assessment of all doors and repairs by a qualified tradesman as needed.

1.3. One or more exterior door does not seal well. This can be an energy drain and allow vermin into building. Recommend repair / adjustment by a qualified contractor.



Front doors



Corrosion/damage at front door



Rear right door



Rear doors do not seal well

2. Sidewall System

Materials: Brick double-wythe,

The exterior walls of the building are double-wythe brick. Double-wythe brick construction includes inner and outer brick walls which may be fastened to each other by a variety of methods.

Observations:

2.1. A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.

2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.

2.3. The exterior brick and stone masonry walls are in fair to poor condition. There are many areas of loose and receding grout, there are several areas of vertical and/or step cracks in walls. Recommend full inspection and repairs by a qualified masonry contractor.



Front / left side of building



Front / right side of building



Rear / right side of building



Rear / left side of building



Crack at front of building



Areas of damage/deterioration to mortar at front of building.



Damaged surfaces at front of building



Damage at front of building



Damage at left side



Damage surface at left side



Step cracking at rear



Areas of damage/receding mortar.

3. Window Condition

Materials: Wood , Aluminum, Single Pane, Insulated Pane

• Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

3.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage.

3.2. Deterioration of glazing and caulking at one or more window. Recommend assessment and repairs by a qualified contractor.

3.3. There is broken glass at one or more window, recommend repairs by a qualified tradesman.



Older single pane wood windows with peeling paint and glazing



Broken glass

4. Stairs

Observations:

- Exterior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.
- Stair rail openings exceed 4" spacing, recommend installing vertical balusters for safety, no greater than 4" apart to prevent children from falling or getting stuck between balusters.
- One or more stair hand rail is damaged or loose, recommend repair by a qualified contractor.



Rail openings exceed 4"s.



Corrosion/damage at front stair railing.

5. Electrical Exterior

Observations:

5.1. Exterior lights were not tested. Outside lights on commercial properties are typically controlled by timer and or photo sensors. Recommend confirming proper operation at night prior to closing.

5.2. GFCI will not reset when tripped or tested with outside source at one or more exterior outlet. Recommend repair by a licensed electrician.



GFCI outlet at front of building would not reset



Exterior lighting was not observed illuminated

Roof

1. Roof Condition

Age of Roof: 15-20 Years

Materials:

- Flat roof, rubber membrane

Observations:

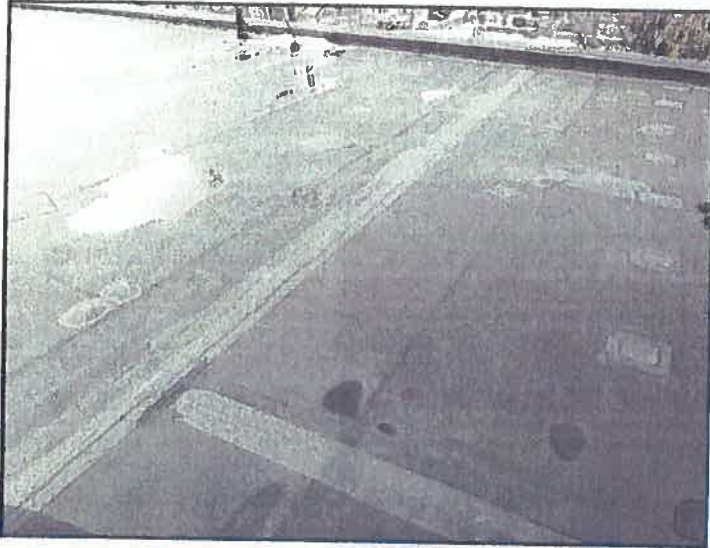
1.1. The roofing system consist of steel beams, wood rafters, and wood roof decking, fastened insulation panels and glued down 60 ml. EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM). Recent studies have shown that these roofs can last as long as 20 - 30 years if properly maintained. See following link: <http://www.epdmroofs.org/epdm-todays-choice/long-term-performance>

Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition, except where noted. Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks.

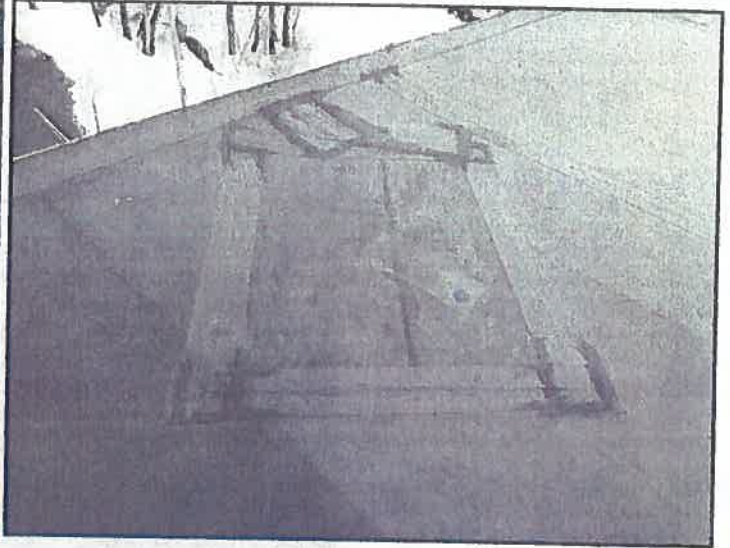
1.2. Roof surface has a few areas of prior repair, recommend monitor for further deterioration and water intrusion and repairs or replacement as needed by a qualified roofing contractor.

1.3. There area areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.





Numerous patches throughout roof surface.



Prior repair



Areas of lifting at patches and seams

2. Gutter

Observations:

2.1. It is important that all gutters properly divert water outside of and away from building to prevent water intrusion. The final termination of internal gutters were not located. Recommend asking property owner where and how well gutters drain and making corrections if needed.



Internal roof drains. Termination was not located.

3. Chimney

Observations:

3.1. Masonry Chimney

- 3.2. Limited visibility to some upper areas chimney and or flashing due to height and pitch of roof.
- 3.3. Chimney(s) are over 95 years old and will require inspection and maintenance from time to time.
- 3.4. Flue is not included in this inspection, recommend having flue inspected by a qualified masonry / chimney contractor.
- 3.5. Chimney mortar and brick have areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.
- 3.6. Chimney clean out is full recommend cleaning.



Rear chimney



Areas of damage/deterioration to mortar.



Damaged motor



Chimney clean out is full.

4. Spark Arrestor

Observations:

4.1. No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

Attic / Mechanical Chase

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not always observable.
- Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

1. Access

Observations:

1.1. Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.



Attic / rooftop Access at third floor right side hallway outside of kitchen.



rear left attic access



front left attic access

2. Structure

Observations:

2.1. Steel frame and masonry support walls

2.2. Rafters

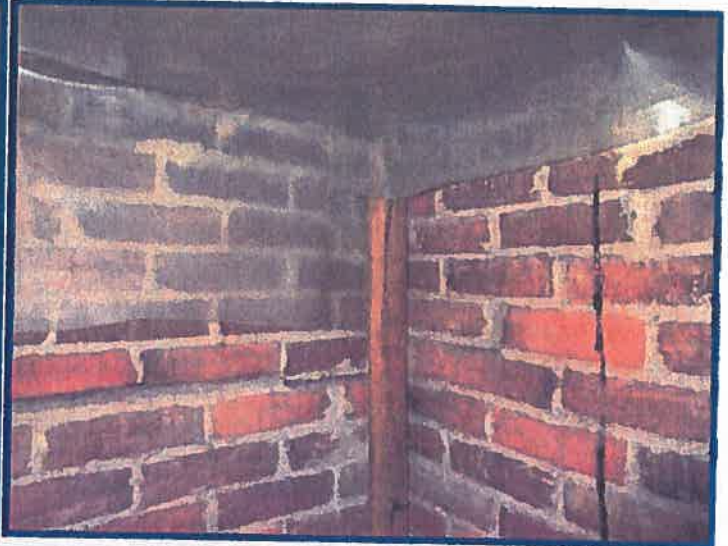
2.3. Panel Boards

2.4. Stains were found in one or more attic surface areas, no elevated levels of moisture were found. The stain(s) may be due to past or present roof and/or plumbing leaks. Recommend asking the property owner about history of water intrusion and or assessment of any affected areas by a qualified contractor and repairs as necessary.

2.5. The exterior brick masonry walls have areas of horizontal cracking and step cracking on walls. Recommend full inspection and repairs by a qualified masonry contractor.



steel beam on masonry wall



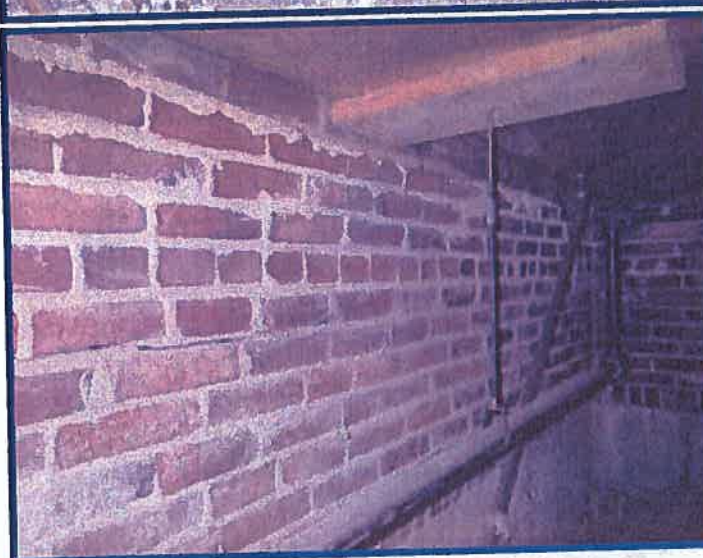
Horizontal cracks and step cracks



steel beam on steel frame



water staining above vapor barrier, dry at the time of inspection



horizontal cracks throughout attic space



horizontal cracks and step cracks



front left attic space

3. Ventilation



Vent into former projection room



vent in rear left attic space



Vent in rear right attic space

4. Insulation Condition

Materials: Fiberglass batts, Loose fill insulation noted.

Depth:

- Insulation averages about 8-10 inches in depth
- *Current building standards would require approximately 16-18 inches of insulation or R-49 in attic floor area. Client may wish to add insulation to enhance energy efficiency.

Observations:

4.1. Limited visibility due to finished flooring in attic.

4.2. Areas of missing or compressed insulation. Missing insulation can be a contributing factor to condensation, fungal growth, ice damming, and energy loss. Recommend installing additional insulation where needed by a qualified tradesman.

4.3. Animal droppings or activity observed in the attic. Vermin can damage insulation & electrical wiring. We do not identify the droppings. If squirrels or bats are present it can be more difficult and costly to treat. When animal droppings are observed a qualified pest company should always assess. Recommend a professional pest contractor evaluate for treatment.



Areas of disturbed / diminished insulation.



additional insulation below roof decking



animal tunnels in insulation

5. Duct Work

Observations:

5.1. Ducts are loose or damaged at one or more area, this can contribute to energy loss, ice damming, moisture and mold growth, recommend assessment by a qualified HVAC contractor.



disconnected ducts in attic space

Foundation

1. Foundation walls

Observations:

1.1. Foundation walls were checked for visible evidence of staining, damage, settlement cracks and improper installation.

1.2. Foundation wall materials:

1.3. Concrete walls

1.4. Concrete Masonry Block, (CMU) walls

1.5. Brick walls

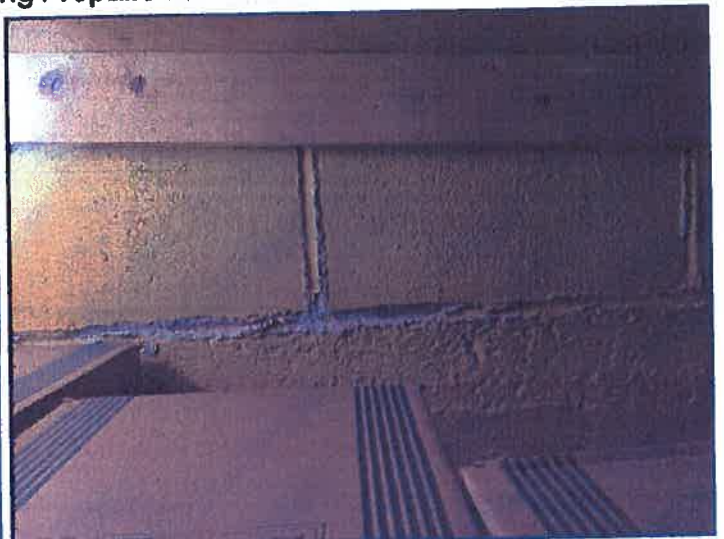
1.6. Limited visibility due to finished basement space and or stored items or cluttered conditions.

1.7. Areas of efflorescence on foundation wall. This is white hazing on wall surfaces, evidence of past or present presence of water, recommend monitor for water intrusion and assessment and repairs as needed by a qualified professional.

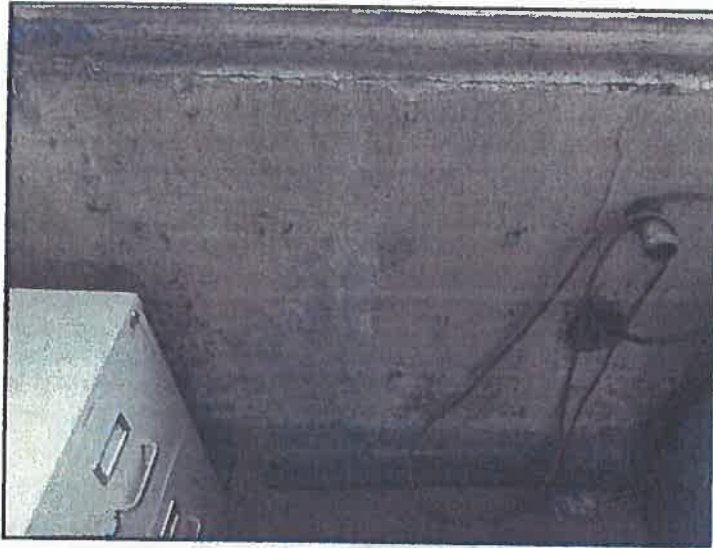
1.8. Vertical cracks noted on foundation wall at one or more location, recommend monitor for further movement and or water intrusion and sealing / repairs as needed.



Limited visibility due to stored goods / finished space.



Efflorescence at rear wall



Vertical crack at mechanical room rear wall.



Vertical crack at right side

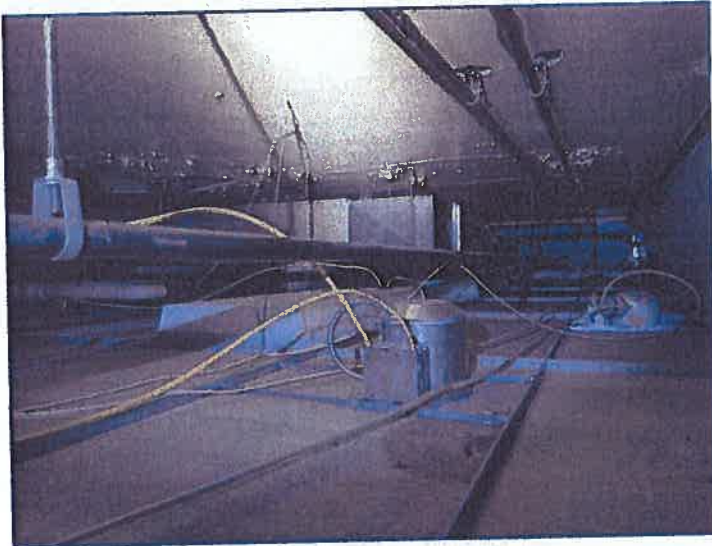


Vertical crack at front wall

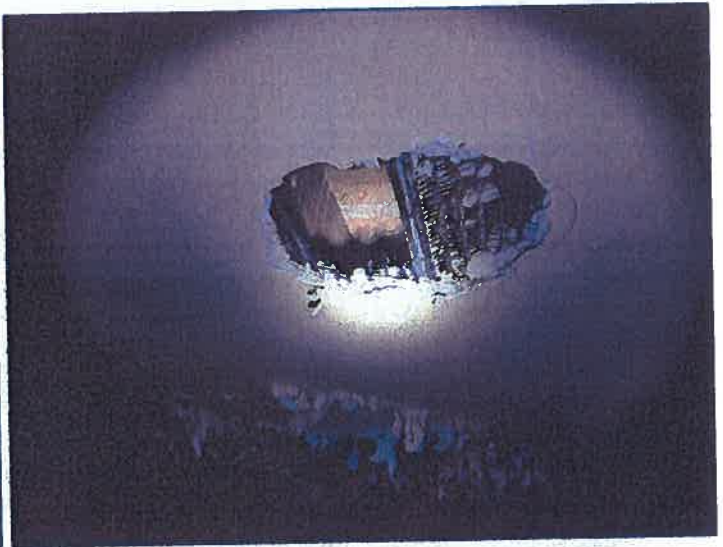
2. Under Floor Framing

Observations:

- 2.1. Dimensional lumber wood Joists
- 2.2. Plank subfloor noted.
- 2.3. Limited visibility due to finished space, insulation or cluttered conditions.



Limited visibility of framing.



Wood floor joists and plank subfloor

3. Floor Slab

Observations:

3.1. Concrete Floor Slab

3.2. Concrete slab not fully visible due to floor covering.

3.3. Typical settlement cracks, recommend monitor for further movement and water intrusion and repairs by a qualified contractor as needed.

3.4. There are floor drains at slab area, recommend monitor for proper drainage, keep clear of debris and have cleaned and serviced as needed.

3.5. Rodent bait stations along exterior walls and inside building, recommend maintenance of bait stations by a qualified pest control company.



Typical cracks



Animal treatment in basement.



Large cracks at left side entry

Electrical

1. Service Panels

Observations:

- The service entrance is under ground to lower level mechanical room. The main service is 600-amps, 208Y/120 volt 4-wire 3-phase. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. Numerous sub panels were observed, our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting, life safety equipment (such as fire and smoke alarms) and security systems are not inspected. Last service tag for security and or life safety equipment were not located. Recommend obtaining service records and annual testing of life safety system by a qualified security company.

- The main service panel contains wiring related to the use of an on demand propane or natural gas generator providing power to one or more areas of the building during general power failures. Inspection of the generator wiring lies beyond the scope of the general building inspection. This back up power system requires regular maintenance from a qualified contractor. Recommend obtaining service records and or having the generator wiring and generator evaluated by a qualified electrical contractor.

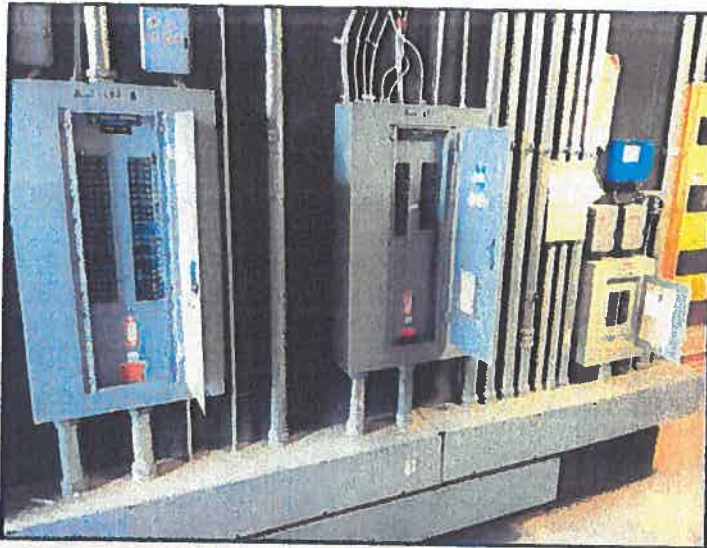
- One or more breaker was tripped at the time of inspection and would not reset. Recommend assessment and repairs as needed by a licensed electrician.



Main panel and service disconnect switch in basement mechanical room



Service disconnect switch at main panel.



Mechanical room electrical panels



Mechanical room electrical panel



Mechanical room electrical panel



Generator automatic transfer switch and sub panel in basement mechanical room.



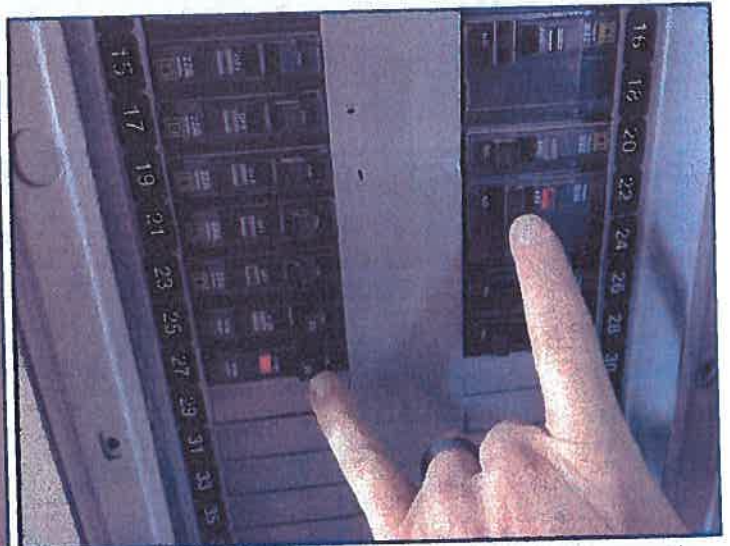
On demand generator at rear of building.



Security / alarm main panel



Third floor rear left room electrical panel.



Tripped breakers at third floor electrical panel, #22, would not reset.



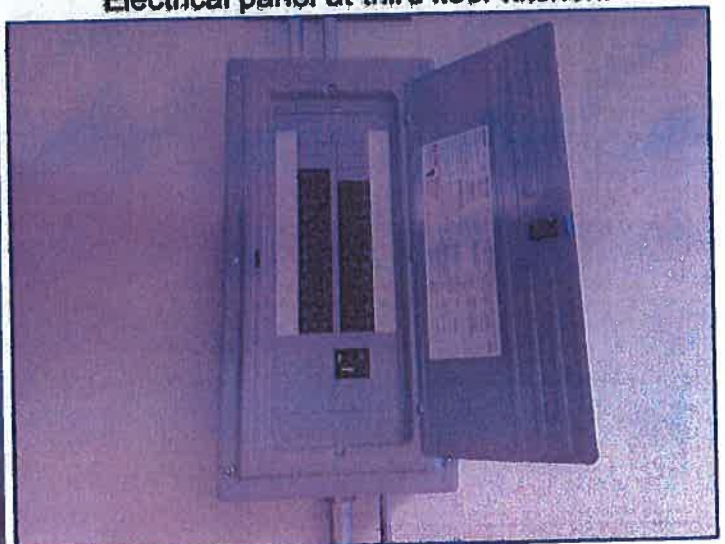
Stage electrical panel



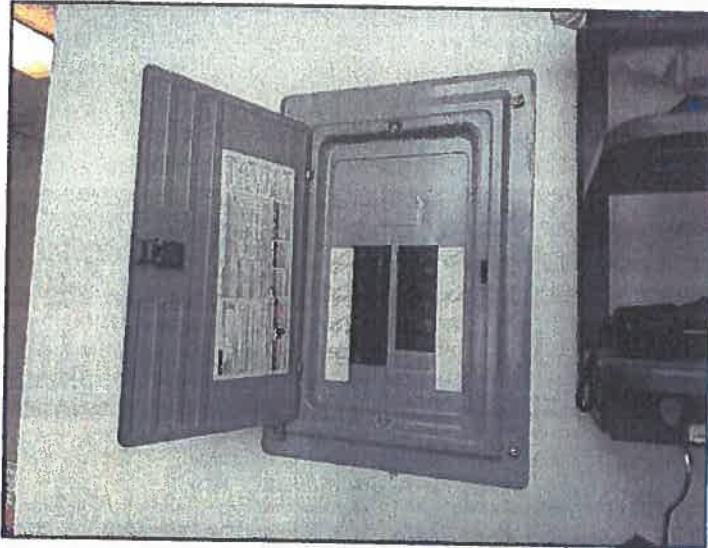
Electrical panel at third floor kitchen.



Second floor hallway electrical panel



Second floor hallway electrical panel.



Second floor rear electrical panel.



Dispatch room electrical panel



Former police station computer room electrical panels.

Plumbing

1. Plumbing System

Observations:

1.1. Building is reported to be serviced by municipal water and sewer. There is a 2" water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device is located next to water meter, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed.

1.2. There is a fire suppression system present, not assessed. The system usually requires annual maintenance and inspection by a qualified contractor. Recommend obtaining service records and or assessment by a qualified fire suppression company. Last maintenance service recorded is 02/10/2021.

1.3. There is corrosion on one or more plumbing line or fitting in basement, recommend monitor for any further corrosion and leaking and have repairs by a licensed plumber as needed.

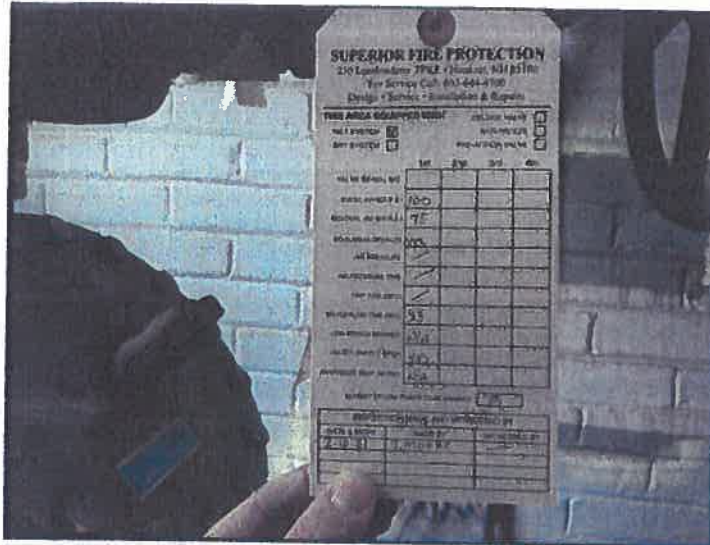
1.4. Improper plumbing vent termination, plumbing vent terminates inside building / attic space. Recommend further evaluation and repairs as needed by a licensed plumber.



Water meter, main shut off valve, and backflow prevention device at lower level front sprinkler room.



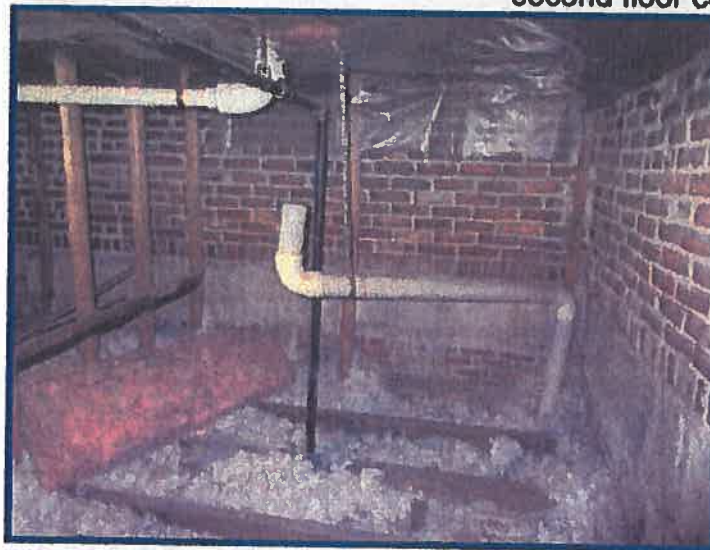
Plumbing riser for fire suppression system



Most recent service tag for fire suppression



Corrosion on plumbing above drop ceiling at second floor conference room.



undetermined vent / improper vent termination in attic at rear right corner of building

Water Heater

1. Condition

Observations:

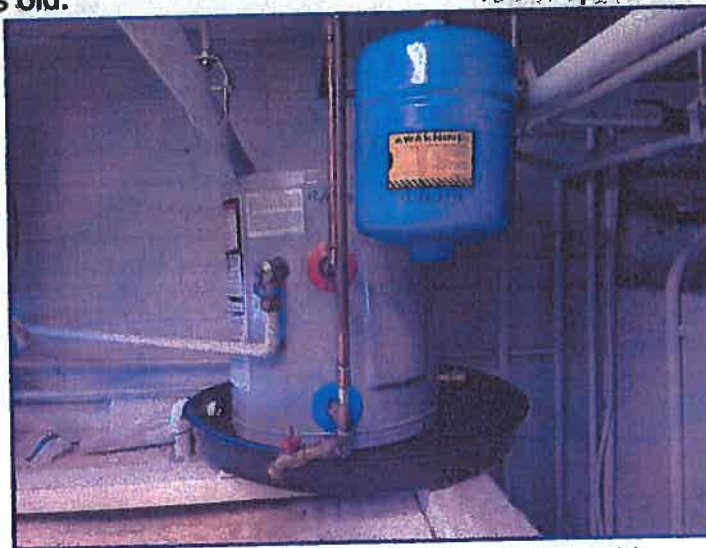
1.1. There were three water heaters observed servicing plumbing fixtures. Manufacture data plate build dates ranged from 2013 to 2018. All water heaters are within their typical expected design life of 10-15 years and appear to be in good condition.



Electric water heater at third floor janitors closet, 4 years old.



Electric water heater at lower level front room/sprinkler room, 8 years old.



Police station water heater, 3 years old

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Equipment

Observations:

- 1.1. The building is heated by two main boilers with wall baseboard heaters and hot water radiators. The boilers are 24 years old. Typical design life for a commercial heating boiler is 20 years. There is a single rooftop mounted package unit, exact age not determined (30+ years old). The rooftop unit was not operating properly / was not providing heat at the time of inspection. The typical design life for a package HVAC unit is 20 years. Heat in the former police station is provided by electric base board heaters. Baseboard heaters were tested on a random basis and were operating properly at the time of inspection. Cooling for the building is provided by six split system air conditioners, the air handlers are 16-28 years old and the compressors are 10-16 years old. The typical design life of an AC compressor is 10-15 years and 15-20 years for air handlers.
- 1.2. Unable to run or test air conditioning system, outside temperature is below 65 degrees. Functionality of compressor or condenser coils could not be determined. Recommend assessment by a qualified HVAC contractor when the outside temperature allows.
- 1.3. Recommend installing an automatic kill switch in condensate drain pan at air handlers to help prevent possible water damage.
- 1.4. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor.
- 1.5. There is corrosion on plumbing fixtures and or outside cabinet surface, this is an indication of leaks, of age or improper combustion. Recommend full inspection and repairs if needed by a qualified heating contractor.
- 1.6. Temperature & Pressure relief pipe is leaking at one or more boiler, there is corrosion at end of pipe, recommend repair by a qualified plumber.
- 1.7. Oil boilers and furnaces require annual maintenance. Last maintenance recorded is 9-9-18. Recommend inspection of oil tank and oil lines during each annual oil burner service. For systems with service tag older than one year recommend service and inspection by a qualified oil heating company.
- 1.8. One or more HVAC component would not start using normal controls, recommend full inspection and repairs if needed by a qualified HVAC contractor.



Rooftop heating unit did not start when tested.
Age not determined, but unit appears to be beyond design life.



Two boilers in basement mechanical room, both approximately 24 years old.



Most recent service tags are out of date.



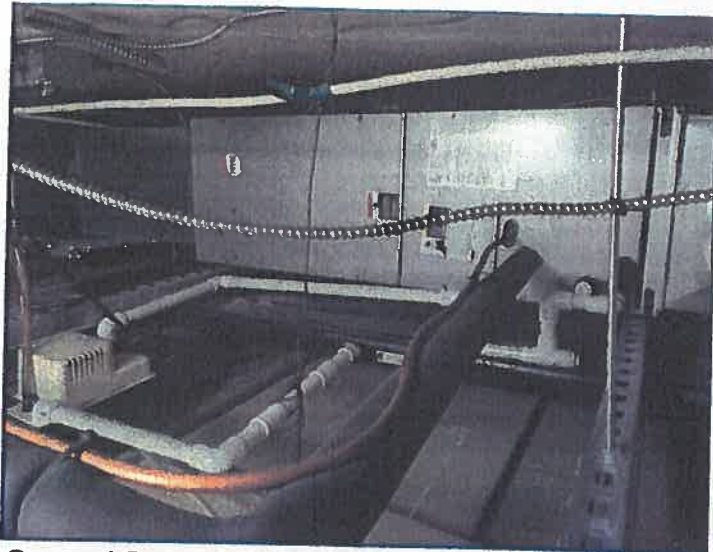
Corrosion at TP valve.



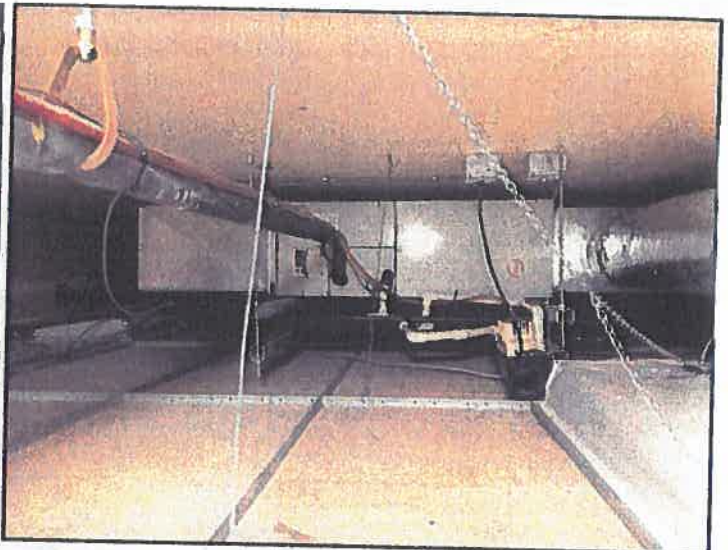
Corrosion at boiler



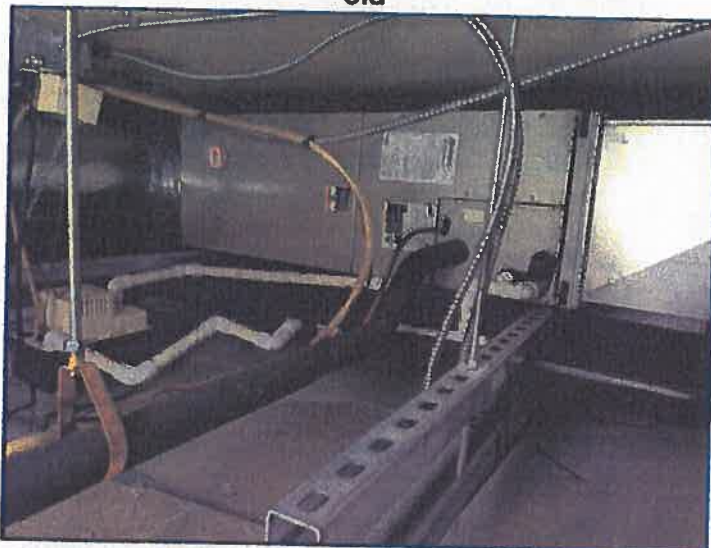
Corrosion at circulator pump.



Second floor business office air handler, 16 years old



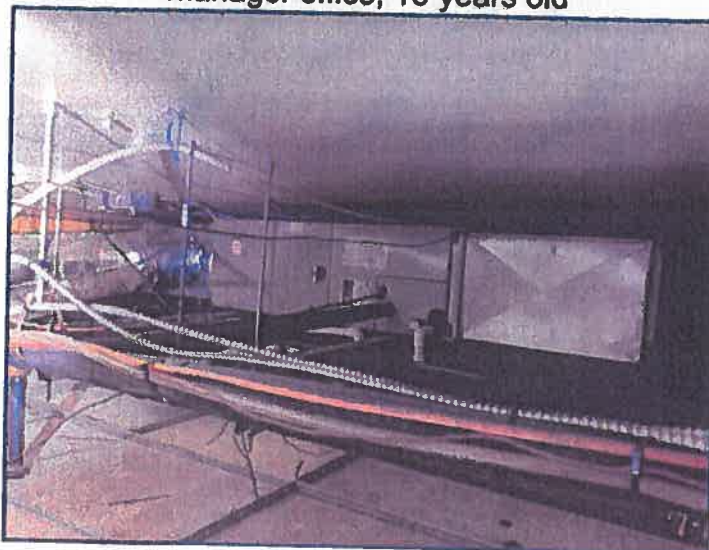
Code enforcement office air handler, 16 years old



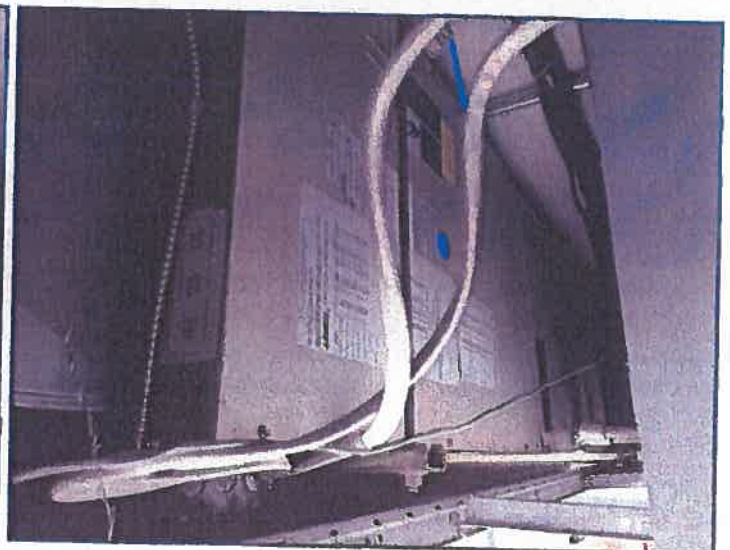
Air handler above drop ceiling at assistant to town manager office, 16 years old



Conference room air handler, 16 years old



Finance room air handler, 16 years old



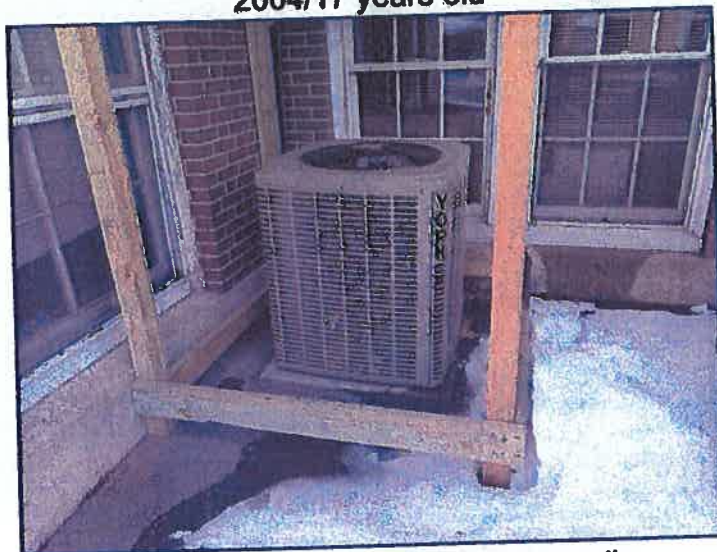
Former police station air handler, 28 years old



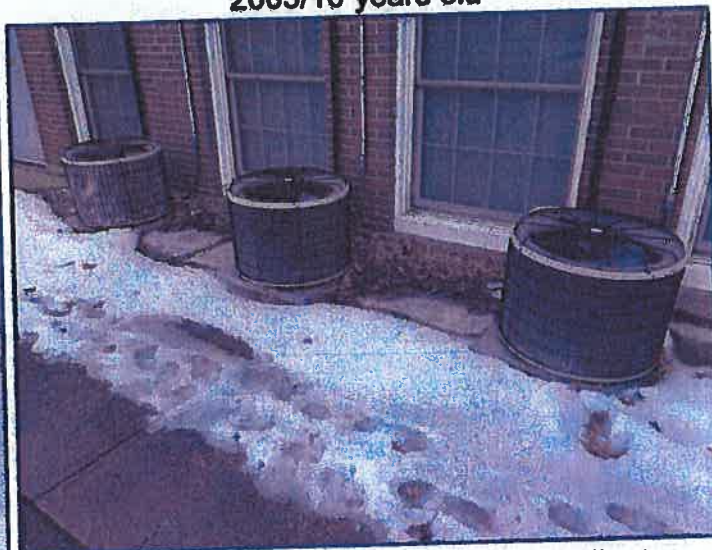
Front right AC compressor / town managers,
2004/17 years old



Front left AC compressor/code enforcement,
2005/16 years old



Left side AC compressor / former police
department, 2010/10 years old



Three compressors at rear/ town coordinator,
business office, finance office, 16/17 years old

2. Venting

Observations:

2.1. Metal single wall chimney vent pipe terminating into masonry chimney,

2.2. A Heat / Energy Recovery Ventilator is noted (HRV / ERV) This device provides central ventilation, while recovering heat/cooling from the exhausted air. This is considered a specialized device, therefore it is excluded from this inspection



Boiler/mechanical room makeup air vent.



ERV at police station bathroom / locker room



ERV vent terminations at rear of building.

3. Fuel Lines

Observations:

3.1. Fuel shut off located at furnace / boiler.

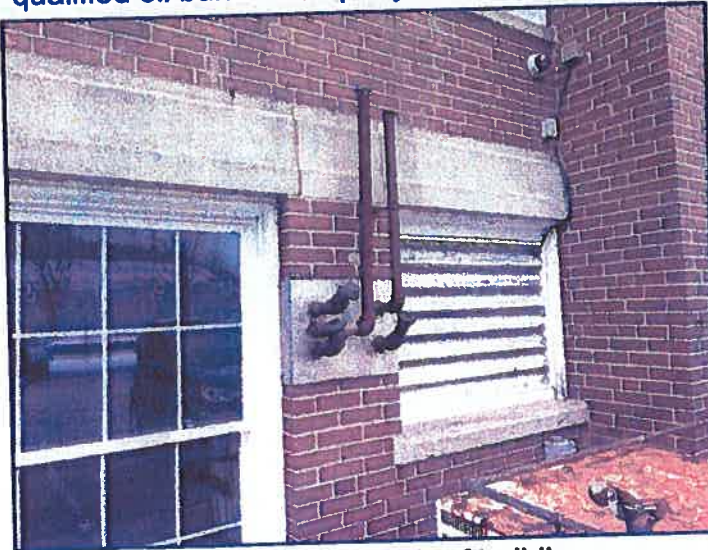
3.2. Heating fuel is:

3.3. Propane Gas (propane tanks are outside of our scope of inspection, depending on the municipality, size of the tank and other factors clearances from other home components can vary, client may wish to contact fuel provider)

3.4. Oil (Buyer is advised that oil tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close. Many oil company's have their own acceptable standards based their liability insurance. Recommend inspection of oil tank by a qualified oil company during each boiler/ furnace servicing and prior to buying home).

3.5. Corrosion or staining on oil tank, recommend inspection by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced or repaired as needed.

3.6. There is oil staining, wet oil on tank and or floor. Oil tank should be fully inspected by a qualified oil burner company and replaced or repaired as needed.



Oil fill located at rear of building



Oil staining on oil tanks



Staining on oil tanks.



Underside of oil tanks



Oil staining at underside of tank and on floor below oil tanks.



Oil leak / wet oil staining on tank and floor below oil tank.



Oil leak / oil drips on floor



Gas meter at rear of building



Propane bottles at front left corner.

4. Filters

Observations:

4.1. MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

5. Thermostats

Observations:

5.1. Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.



Third floor rooftop furnace did not start when tested.

Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:

- 1.1. Interior doors were checked on a random basis for evidence of significant damage or improper operation.
- 1.2. One or more interior door was locked, that area of building was not entered.



Supply closet was locked, not inspected.

2. Windows

Observations:

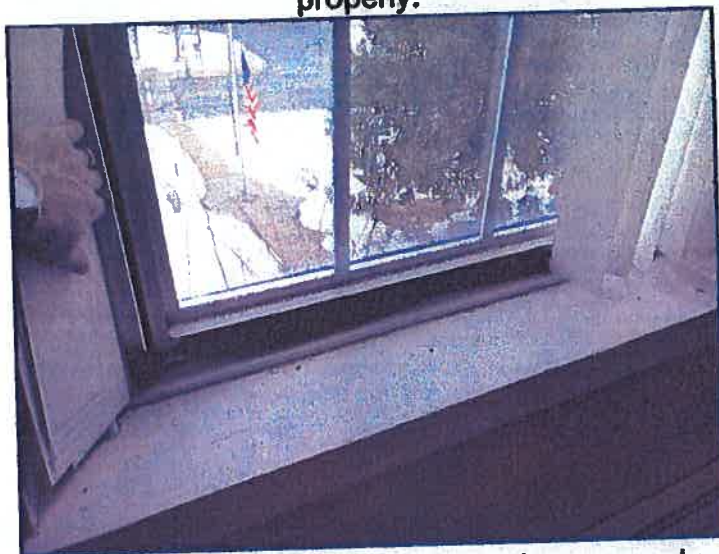
- 2.1. Interior windows were checked on a random basis for damage, staining and proper operation.
- 2.2. Window has staining on sill or frame at one or more area of building, tested dry at time of inspection, recommend monitor condition and further assessment and repairs if needed.
- 2.3. Peeling paint observed, suggest scraping and painting as necessary.
- 2.4. One or more windows are original, older type. In the inspectors opinion the windows/frames are near the end of their useful life.
- 2.5. Windows have damaged sash at one or more locations, window does not open and close properly. Recommend assessment of windows and repair by a qualified window contractor.
- 2.6. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.



Several windows reported to not open and close properly.



Water staining on window sills tested dry.



Third floor front window does not close properly.



Window at third floor front left room does not close properly.



Water staining at window sills throughout.



Water staining and peeling paint at many window sills.



older single pane wood window



Broken glass at former police station window
patrol room



Finance room window does not close properly and windows are reported to be drafty.

3. Walls

Observations:

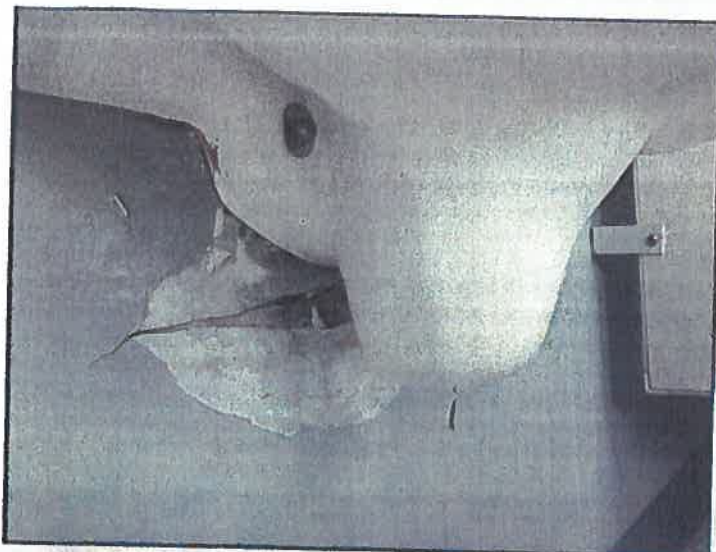
- 3.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.
- 3.2. Typical settlement cracks on walls at one or more area. Recommend repair by a qualified contractor.
- 3.3. Cluttered conditions in one or more area of the building limiting visibility and access to interior surfaces and components.
- 3.4. Stains on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.
- 3.5. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.
- 3.6. Although inspection for the presence of mold is specifically excluded in our inspection agreement we do note suspected evidence when observed. There is staining that may be fungal growth on surfaces at one or more area of property. Recommend asking current property owner for the source and history of any leaks or water intrusion, assessment and removal or cleaning / treating affected areas by a qualified contractor and monitor condition for further staining and or elevated moisture levels.
- 3.7. Efflorescence on exterior walls at one or more area of building, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.
- 3.8. Stains noted on the walls with elevated levels of moisture present in one or more areas of building. Recommend asking current property owner for the source and history of any leaks or water intrusion, further assessment of affected surfaces and repairs by a qualified contractor as needed.



Typical settlement cracking at third floor hallway.



Damaged wall / settlement cracking at stage.



Damaged wall and suspected mold staining at third floor men's room. Area tested dry.



Efflorescence/water staining at vault wall.



Damaged wall and wet conditions at rear entry. General disrepair throughout former police station.



Cluttered conditions at former police station.

4. Ceilings

Observations:

4.1. Interior finish space ceilings were checked for visible evidence of staining, damage, settlement cracks and improper installation.

4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.

4.3. There is significant cracking or damage to ceiling surfaces in one or more locations, recommend repairs by a qualified contractor.



Water staining on ceiling at third floor rear right room.



Damaged ceiling/patch ceiling at third floor front right storage closet.



Water staining at third floor janitor closet ceiling.



Numerous water stains at second floor rear left room / conference room ceiling.



Water staining at conference room ceiling.



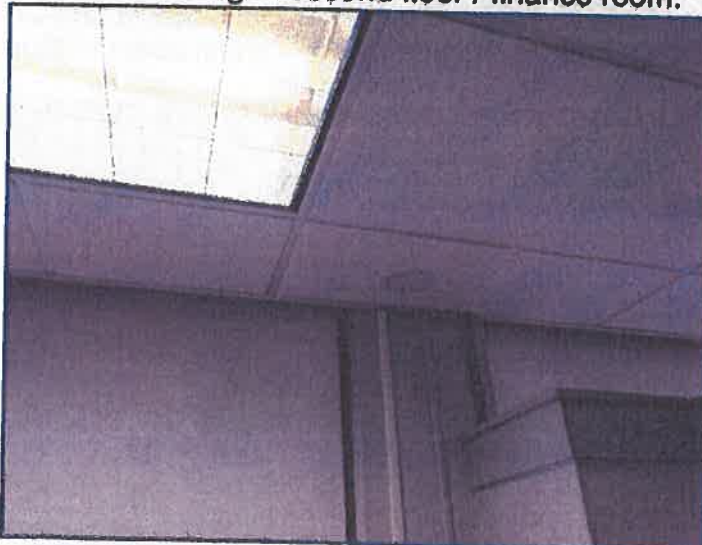
Water staining throughout second floor.



Water staining at second floor / finance room.



Water staining at Business office ceiling.



water staining at code enforcement office tested dry



Water staining at assistant to town manager office.



Water staining at town manager's office tested dry.



Water staining throughout second floor.



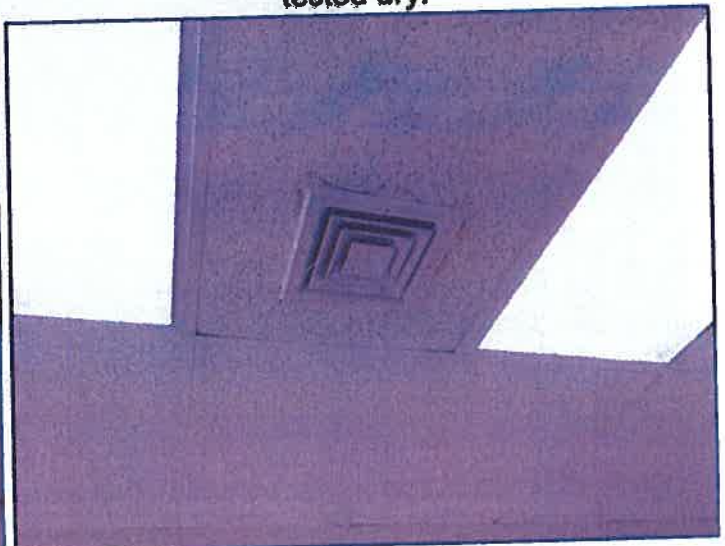
Water staining at general assistance office.



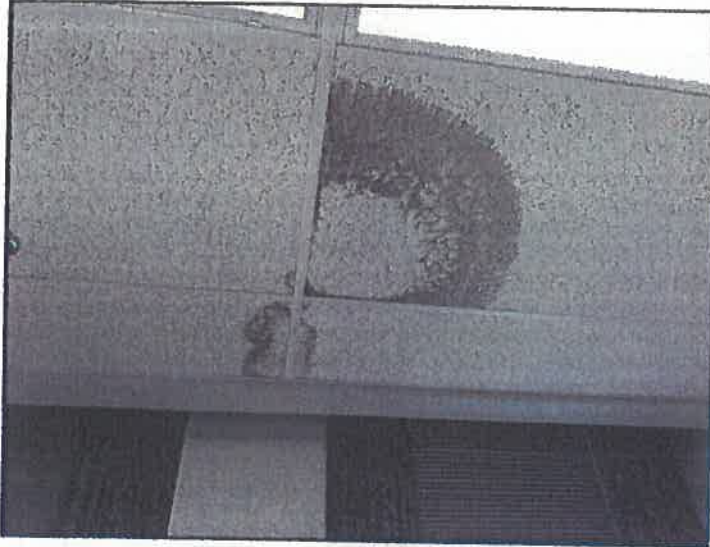
Water staining throughout former police station tested dry.



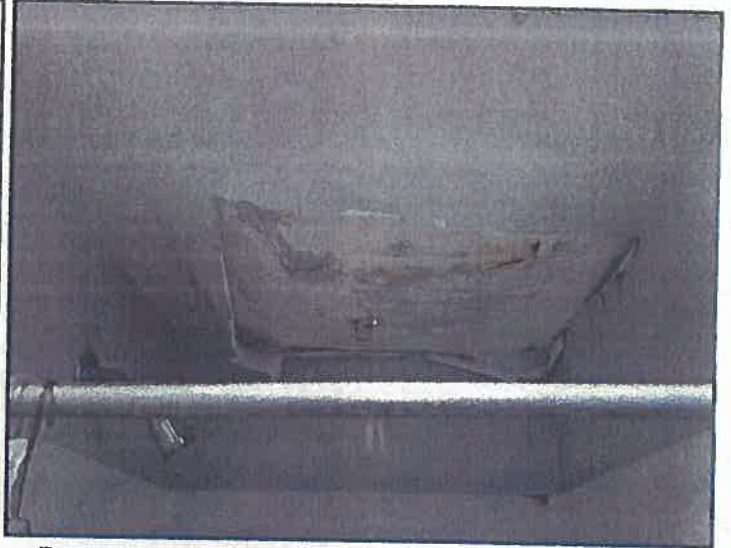
Water staining throughout former police station tested dry.



Water staining throughout former police station tested dry.



Water staining throughout former police station tested dry.



Damaged ceiling / suspected mold staining at shower in former police station bathroom.



Damaged ceiling tiles and water staining at former police station. Area tested dry.

5. Floors

Observations:

- 5.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation.
- 5.2. Water staining on floor at one or more area, dry at time of inspection, recommend monitor are for further water intrusion and repairs as needed
- 5.3. Damage or excessive wear to flooring in one or more area, recommend assessment and repairs by a qualified flooring contractor.



Lifting tiles / worn flooring at third floor man's room. Area tested dry.

6. Interior Electrical

Observations:

- 6.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring.
- 6.2. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.
- 6.3. One or more outlet / switch cover plates missing. Recommend repairs for safety.
- 6.4. Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
- 6.5. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- 6.6. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician.
- 6.7. This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. No energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.
- 6.8. One or more loose outlet noted, recommend repair by a licensed electrician.
- 6.9. One or more damaged outlet noted, recommend repair by a licensed electrician.
- 6.10. Arching stains / charring at one or more outlet. Recommend assessment and repairs as needed by a licensed electrician.



Light out at the third floor kitchen.



Open splice at roof access / above drop ceiling was not live at the time of inspection.



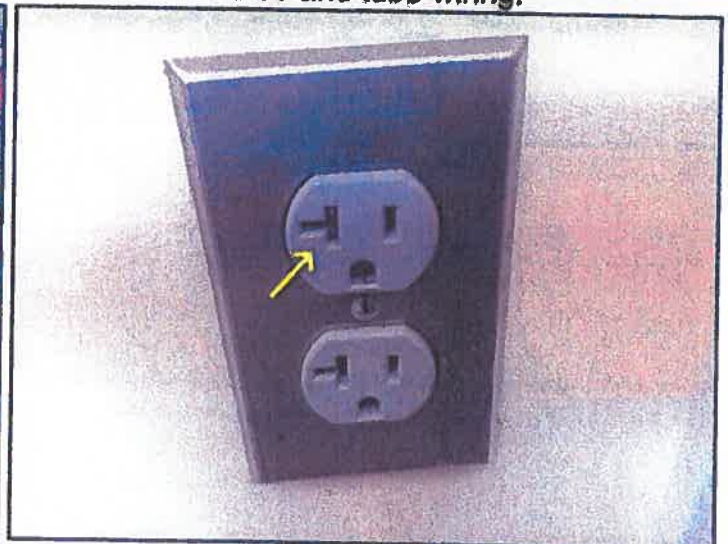
Knob and tube wiring.



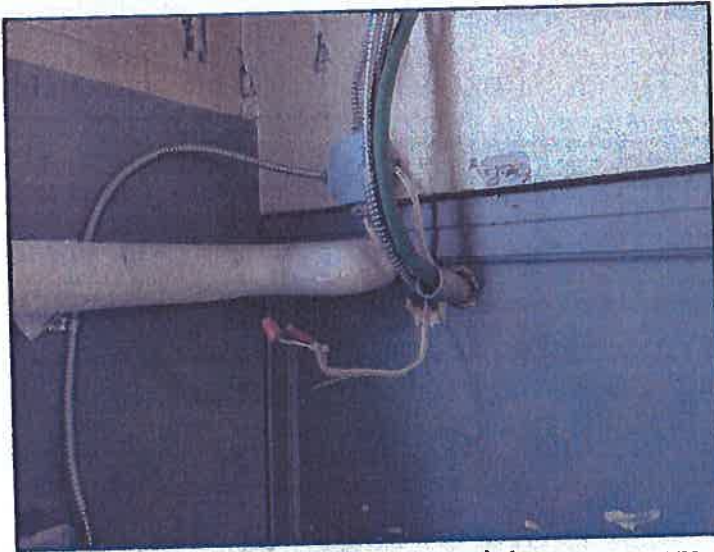
Knob and tube wiring.



Loose outlet at third floor rear right room.



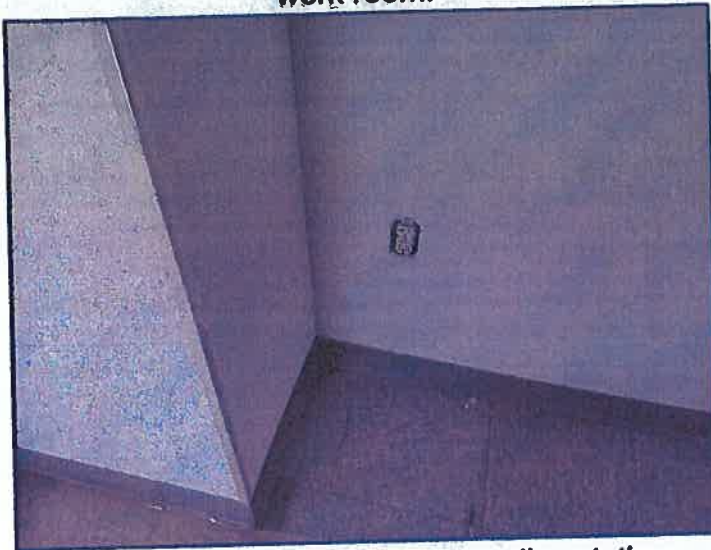
Damaged outlet/ prong stuck in outlet at general assistance office.



In properly terminated wire at maintenance room / work room.



Arching stains at work bench electrical outlet.



Missing outlet cover at former police station.



Open junction box at former police station

7. Plumbing Fixtures

Observations:

7.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation.

7.2. Corrosion on water supply lines and/or drain lines, recommend monitor for leaks and have repaired by a licensed plumber as needed.

7.3. Sink faucet in one or more location leaks. Recommend repair/ replacement by a qualified plumber.

7.4. The toilet bowl at one or more location is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

7.5. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.

7.6. One or more bathroom vent does not extend to the exterior. Termination of venting should be to the exterior with a proper hood or roof cap equipped with a backdraft damper. Recommend terminating all vents to exterior of building by a qualified tradesman.



Faucet is leaking at third floor janitor closet.



Corrosion of plumbing pillow sinks at third floor men's room.



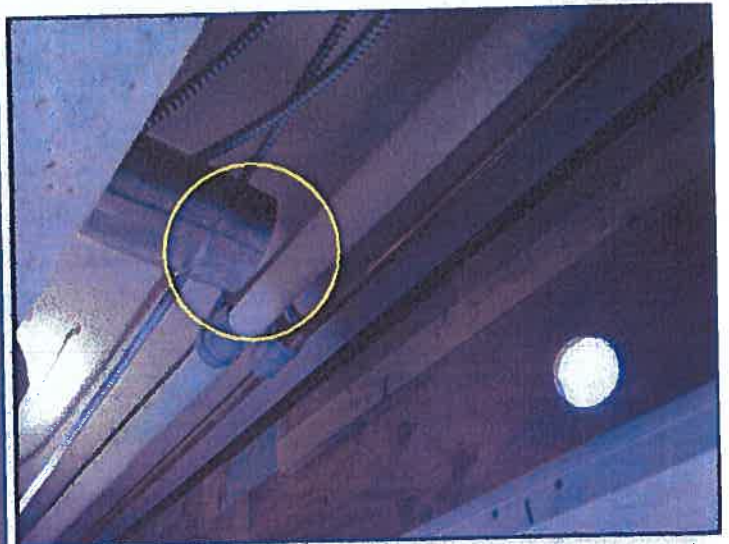
Loose sink / gap at wall at third floor ladies room.
Corrosion on plumbing below sink.



Loose toilet at second floor men's room.



Second floor bathroom vent fans terminate inside building.



Second floor bathroom vent fans terminate inside building.

8. Stairs & Handrail

Observations:

8.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.

8.2. Stair handrail is loose. Recommend repairs for safety.



Loose railing at stage rear stairway.

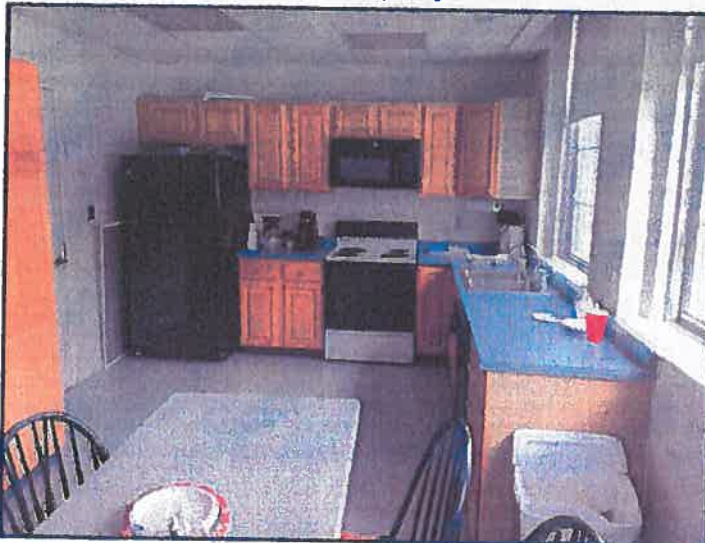
9. Cabinets

Observations:

9.1. Cabinets / vanity is loose or damaged, recommend repairs by a qualified tradesman.

9.2. There is water damage under one or more sink.

9.3. Evidence of past or present rodents under kitchen sink. Recommend assessment by a qualified pest control company.



Third floor rear right kitchen



Water staining and cabinet below 3rd floor kitchen sink tested dry. Rodent activity / treatment present.



Damaged / missing cabinets at former police station.



Rodent activity and water staining below sink at former police station.

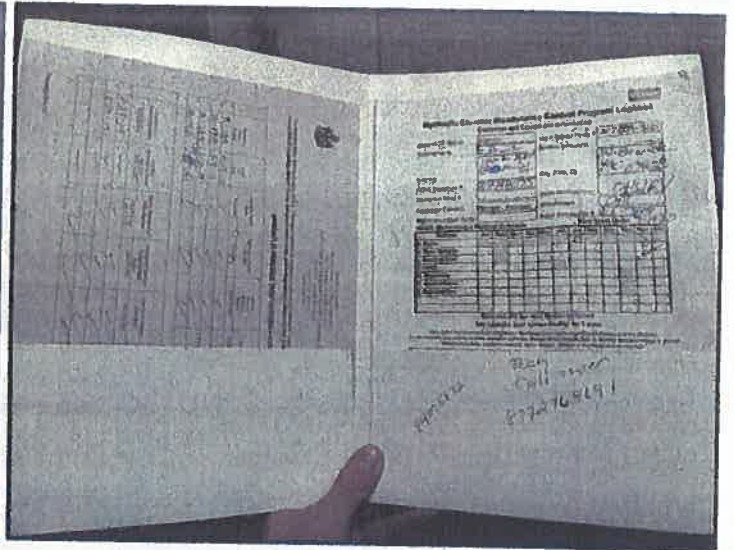


Staining tested dry

10. Vertical Transportation

Observations:

10.1. Elevators require minimum annual state inspection and regular maintenance. Last state inspection expires 4-30-21. Last service tag is 7-14-20.



Most recent service log (7-14-20).

11. Kitchen Appliances

Observations:

- Kitchen appliances are not operated, visual inspection only.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 5 Item: 1	Parking Lot / Walk Ways	1.3. Excessive deterioration and cracking was observed at the asphalt surfaces. Recommend assessment and repairs by a qualified asphalt contractor.
Exterior Areas		
Page 9 Item: 1	Doors	1.2. One or more exterior door has damage to door, frame or trim, recommend full assessment of all doors and repairs by a qualified tradesman as needed. 1.3. One or more exterior door does not seal well. This can be an energy drain and allow vermin into building. Recommend repair / adjustment by a qualified contractor.
Page 10 Item: 2	Sidewall System	2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor. 2.3. The exterior brick and stone masonry walls are in fair to poor condition. There are many areas of loose and receding grout, there are several areas of vertical and/or step cracks in walls. Recommend full inspection and repairs by a qualified masonry contractor.
Page 12 Item: 3	Window Condition	3.2. Deterioration of glazing and caulking at one or more window. Recommend assessment and repairs by a qualified contractor. 3.3. There is broken glass at one or more window, recommend repairs by a qualified tradesman.
Page 13 Item: 4	Stairs	• One or more stair hand rail is damaged or loose, recommend repair by a qualified contractor.
Page 13 Item: 5	Electrical Exterior	5.2. GFCI will not reset when tripped or tested with outside source at one or more exterior outlet. Recommend repair by a licensed electrician.
Roof		
Page 15 Item: 1	Roof Condition	1.3. There area areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.

Page 17 Item: 3	Chimney	<p>3.5. Chimney mortar and brick have areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.</p> <p>3.6. Chimney clean out is full recommend cleaning.</p>
Attic / Mechanical Chase		
Page 20 Item: 2	Structure	<p>2.4. Stains were found in one or more attic surface areas, no elevated levels of moisture were found. The stain(s) may be due to past or present roof and/or plumbing leaks. Recommend asking the property owner about history of water intrusion and or assessment of any affected areas by a qualified contractor and repairs as necessary.</p> <p>2.5. The exterior brick masonry walls have areas of horizontal cracking and step cracking on walls. Recommend full inspection and repairs by a qualified masonry contractor.</p>
Page 23 Item: 4	Insulation Condition	<p>4.3. Animal droppings or activity observed in the attic. Vermin can damage insulation & electrical wiring. We do not identify the droppings. If squirrels or bats are present it can be more difficult and costly to treat. When animal droppings are observed a qualified pest company should always assess. Recommend a professional pest contractor evaluate for treatment.</p>
Page 24 Item: 5	Duct Work	<p>5.1. Ducts are loose or damaged at one or more area, this can contribute to energy loss, ice damming, moisture and mold growth, recommend assessment by a qualified HVAC contractor.</p>
Foundation		
Page 27 Item: 3	Floor Slab	<p>3.5. Rodent bait stations along exterior walls and inside building, recommend maintenance of bait stations by a qualified pest control company.</p>
Electrical		
Page 29 Item: 1	Service Panels	<p>• One or more breaker was tripped at the time of inspection and would not reset. Recommend assessment and repairs as needed by a licensed electrician.</p>
Plumbing		
Page 33 Item: 1	Plumbing System	<p>1.4. Improper plumbing vent termination, plumbing vent terminates inside building / attic space. Recommend further evaluation and repairs as needed by a licensed plumber.</p>
Heat/AC		

Page 36 Item: 1	HVAC Equipment	<p>1.4. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor.</p> <p>1.5. There is corrosion on plumbing fixtures and or outside cabinet surface, this is an indication of leaks, of age or improper combustion. Recommend full inspection and repairs if needed by a qualified heating contractor.</p> <p>1.6. Temperature & Pressure relief pipe is leaking at one or more boiler, there is corrosion at end of pipe, recommend repair by a qualified plumber.</p> <p>1.7. Oil boilers and furnaces require annual maintenance. Last maintenance recorded is 9-9-18. Recommend inspection of oil tank and oil lines during each annual oil burner service. For systems with service tag older than one year recommend service and inspection by a qualified oil heating company.</p> <p>1.8. One or more HVAC component would not start using normal controls, recommend full inspection and repairs if needed by a qualified HVAC contractor.</p>
Page 41 Item: 3	Fuel Lines	<p>3.5. Corrosion or staining on oil tank, recommend inspection by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced or repaired as needed.</p> <p>3.6. There is oil staining, wet oil on tank and or floor. Oil tank should be fully inspected by a qualified oil burner company and replaced or repaired as needed.</p>
Page 43 Item: 5	Thermostats	5.1. Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.
Interior Areas		
Page 44 Item: 2	Windows	<p>2.5. Windows have damaged sash at one or more locations, window does not open and close properly. Recommend assessment of windows and repair by a qualified window contractor.</p> <p>2.6. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.</p>

Page 47 Item: 3	Walls	<p>3.4. Stains on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.</p> <p>3.5. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.</p> <p>3.6. Although inspection for the presence of mold is specifically excluded in our inspection agreement we do note suspected evidence when observed. There is staining that may be fungal growth on surfaces at one or more area of property. Recommend asking current property owner for the source and history of any leaks or water intrusion, assessment and removal or cleaning / treating affected areas by a qualified contractor and monitor condition for further staining and or elevated moisture levels.</p> <p>3.7. Efflorescence on exterior walls at one or more area of building, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.</p> <p>3.8. Stains noted on the walls with elevated levels of moisture present in one or more areas of building. Recommend asking current property owner for the source and history of any leaks or water intrusion, further assessment of affected surfaces and repairs by a qualified contractor as needed.</p>
Page 49 Item: 4	Ceilings	<p>4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.</p> <p>4.3. There is significant cracking or damage to ceiling surfaces in one or more locations, recommend repairs by a qualified contractor.</p>

Page 54 Item: 6

Interior Electrical

6.4. Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

6.5. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

6.6. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician.

6.7. This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. No energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

6.8. One or more loose outlet noted, recommend repair by a licensed electrician.

6.9. One or more damaged outlet noted, recommend repair by a licensed electrician.

6.10. Arching stains / charring at one or more outlet. Recommend assessment and repairs as needed by a licensed electrician.

Page 56 Item: 7	Plumbing Fixtures	<p>7.3. Sink faucet in one or more location leaks. Recommend repair/ replacement by a qualified plumber.</p> <p>7.4. The toilet bowl at one or more location is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.</p> <p>7.5. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.</p> <p>7.6. One or more bathroom vent does not extend to the exterior. Termination of venting should be to the exterior with a proper hood or roof cap equipped with a backdraft damper. Recommend terminating all vents to exterior of building by a qualified tradesman.</p>
Page 57 Item: 8	Stairs & Handrail	8.2. Stair handrail is loose. Recommend repairs for safety.
Page 58 Item: 9	Cabinets	9.3. Evidence of past or present rodents under kitchen sink. Recommend assessment by a qualified pest control company.

