

EXISTING CONDITIONS		RECOMMENDATION	PRIORITY
INTERIOR			
ARCHITECTURAL			
CEILING - acutical tiles 2x2/2x4	Good to very Good note: craft room some stains/	Replace as necessary	
WALLS painted gyp.	Excellent - painted 2018-19 with only minor discoloration interior		
FLOORS carpet and 12x12 tiles	Carpet in excellent condition/tiles have some edges beginning to open up	Remove and replace / or epoxy flooring	
DOORS/FRAMES/HARDWARE -Interior	Very good shape - operate as designed	maintain	
Code issues - none found	all areas are accessible/ADA compliant		
Code Issues, cont.			
HVAC			
	Excellent - new heat pumps 2017	reuse distribution and filtration	
Boilers	Hot water oil fired cast iron replaced 12/2020 in kind BTU CAP. w/gas condensing boiler w/boilermate, propane fired. Old Ahc piping and circulators replaced. Tie ins with computer controls done 1/2021		
Chiller - n/a			
Cooling tower - n/a			
Chilled water pump - n/a			
Chilled water distribution - n/a			
Chilled Water distribution (cooling twer H2O) n/a			
Heating Water Pumps	Radiant ffloor TACO-Or+ (?)	Replace radiant circulators	
Heating Water Distribution	Electric	re-balance system	
Combustion Air			
Controls	old Honeywell replaced with new digital thermostats	All digital controls/coded/all access	
PLUMBING / FIRE PROTECTION			
General FP System Description	Addressable(?) smoke/heat detectors	service annually	
CW entry - not addressed	?		
Domestic Water Heaters	Replaced December/January /BoilerMate		
Domestic HW distribution	Well with UV light system	service as required	
ELECTRICAL			
Electrical Distribution System	200 AMP - in good shape		
Power	in good shape - has generator back up as of 2020		

EXISTING CONDITIONS		RECOMMENDATION	PRIORITY
Interior lighting - 2x4, 2x2 Hi Hat Leds	Interior fixtures converted to L"ED in 2019/some incandescent lights remain		
Emergency Power - 50 KW Kolar	very good - 800+ hours - propane fired - operates 100% of building		
Emergency Lighting	Battery back up LED		
Wiring Devices	not addressed		
Fire Alarm System	Addressable heat/smoke detectors 1- main panel - 1 annunciator in kit - ASP sensitive		

EXISTING CONDITIONS		RECOMMENDATION	PRIORITY
EXTERIOR			
CORE BUILDING			
Exterior Siding	Cedar shakes/Atlantic white cedar RCR(?)	Replace with vinyl siding	
	Poor condition/exposed to wide(?)	Composite trim material	
	Too close to ground installation	Install flashing at ground to 12" to protect Framing	
	Paint in poor condition		
	Porch in Poor condition	Raise overhead(?) at building entrance/or identify height if addition is considered - left	
	Some exterior doors should be replaced	Replace doors as required/install OH at all doors	
Trim	- poor shape	replac with composite materials	
Windows	25 years old - replace - beyond desidn life but still seviceable - Good condition	replace (in???) with updated glazing as part of siding work	
Foundation	Slab on grade	Raise height to allow for bus and Emergency vehicle access/Identify Height	
Canopy	Too low to accommodate town bus or emergency vehicles		
Roof -25+years old	Needs replacement	50 year shingles	
	gutters - need to be cleaned and re-hung/not tied to drainage	Consider Solar or alternative	
	missing shingles	Replace gutters and provide(?) drange(?) to atmosphere - sub surface	
Flashings	see roof		
PARKING / DRIVE			
Site Lighting	Replace remaining w/ LED fixtures (some exist)	Increase lighting to better illuminate during evening periods	