

| EXISTING CONDITIONS                               |  | RECOMMENDATION                         | PRIORITY |
|---|--|--|----------|
| <b>INTERIOR</b>                                   |  |  |          |
| <b>ARCHITECTURAL</b>                              |  |  |          |
| 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.                                |  |  |          |
| <b>HVAC</b>                                       | 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/boilmate, 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 floor 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  |          |
| <b>PLUMBING / FIRE PROTECTION</b>                 |  |  |          |
| 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                    |          |
| <b>ELECTRICAL</b>                                 |  |  |          |
| Electrical Distribution System                    | 200 AMP - in good shape  |  |          |
| Power   | in good shape - has generator back up as of 2020   |  |          |

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| 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 |          |

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| <b>EXTERIOR</b>        |   |  |          |
| <b>CORE BUILDING</b>   |   |  |          |
| Exterior Siding        | Cedar shales/Atlantic white cedar RCR(?)  | Replace with vinyl siding  |          |
|                        | Poor condition/exposed to wide(?)   | Composite trim material  |          |
|                        | Too close to ground installation  | Install flashing at groundto 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                                |          |
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|                        |   |  |          |
| 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  |  |          |
|                        |   |  |          |
|                        |   |  |          |
| <b>PARKING / DRIVE</b> |   |  |          |
| Site Lighting          | Replace remaining w/ LED fixtures (some exist)                                    | Increase lighting to better illuminate during evening periods                              |          |
|                        |   |  |          |
|                        |   |  |          |
|                        |   |  |          |
|                        |   |  |          |