To the Voters of the Town of Bridgewater:

The following is a summary regarding the future of the school building. Recall, that a survey was sent out about the possibilities. The responses and options are listed below. The town has received reports from a realtor and an engineering firm. These reports are available for your inspection at the Town Office. 142 people responded to the survey.

Option 1. Rehab current building at taxpayer expense for continued use:
An engineering firm has inspected the building and tested for radon. The building has many deficiencies. There will be considerable expense to repair and renovate. Further expenditures will be required to meet state codes and standards. Some of these include repairs of the heating system, plumbing, and electrical. Roof repair or replacement as well as exterior maintenance and a drainage system will also be necessary. The town would need to invest a considerable amount of time and money on this property over the next several years. (2) Survey respondents favored this option.

Option 2. Convert site into multi-purpose structure:
The town has also gotten a quote for demolition and excavating to bring the ground level with the abutting property. The cost would be slightly under $100,000. The town would then concentrate on building a new handicap accessible building to accommodate meetings, shelter and future emergency services. A new building will require a bond. The amount, obviously, will be determined by the size and complexity of the building. Any bond will have to be approved by a vote. (84) Survey respondents favored this idea.

Option 3. Sell the building:
An independent realtor has inspected the building and made findings that comparable sales within the area may bring a sales price for the building of approx. $300,000. The building most likely would be on the market for some time. This option will require ongoing maintenance expense and various soft costs such as insurance, etcetera. (48) Survey respondents favored this alternative.

Option 4. Other alternatives:
Variations on options 1 & 2 above. (8) Survey respondents made these suggestions.

Other factors: The Southgate House and The Brick Schoolhouse water requirements are supplied by the school building. Whatever the outcome; this will need to be addressed. Remember that the town will need a handicap accessible facility that can hold a Town Meeting. The future requirements of an emergency services/ shelter building should be part of any decision process.

We realize that the above information is only a small indicator of the data that has been collected but we wanted to update you as to the status of this project. We are in hopes of bringing this to the voters either this fall or at the next town meeting. Once again, reports can be inspected at the town office.

Selectboard Members,

Norman Martin II, Chair
Mary Oldenburg
John Timken

CRITERIUM®
LALANCETTE ENGINEERS

PO BOX 6348
RUTLAND, VT 05702-6348
TEL 802-747-4535
800-639-4535
FAX 802-775-2307
info@criterium-lalancette.com

BUILDING INSPECTION REPORT

of
Bridgewater Village School
7313 US Route 4
Bridgewater, VT 05034

for
Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
Job #:16-36926

by
Richard Lalancette, P.E.
Board Certified Building Inspection Engineer

Report Date:
May 27, 2016

LICENSED PROFESSIONAL ENGINEERS

BUILDING INSPECTIONS
ANALYSIS & DIAGNOSTICS
RESERVE STUDIES
CAPITAL NEEDS ASSESSMENTS
ENVIRONMENTAL TESTING

Visit our website:
http://criterium-lalancette.com

Table of Contents

SUMMARY 1
INTRODUCTION 2
DESCRIPTION 4
SITE 4
STRUCTURE 5
BASEMENT WATER 8
VENTILATION 9
HEATING 9
ENERGY EFFICIENCY 10
PLUMBING 11
ELECTRICAL 13
INTERIOR 14
EXTERIOR 16
ROOFING 17
CHIMNEY, HAZARDOUS MATERIALS AND SAFETY 18
GENERAL 20
CONCLUSION 21
MAINTENANCE PLAN
PHOTO LOG
INSPECTION CHECK LISTS
AGREEMENT FOR SERVICES
PROFESSIONAL QUALIFICATIONS AND EXPERIENCE
PRE-TITLE CHECK LIST
GLOSSARY

CRITERIUM® LALANCETTE ENGINEERS

PO BOX 6348
RUTLAND, VT 05702-6348
TEL 802-747-4535
800-639-4535
FAX 802-775-2307
info@criterium-lalancette.com

May 27, 2016

Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
7335 US Route 4
Bridgewater, VT 05034

Re: Bridgewater Village School
7313 US Route 4
Bridgewater, VT 05034
Job #16-36926

Dear Town Select Board & Ms. Robinson:

At your request, a structural and mechanical inspection of the above property was performed on May 25, 2016. This inspection was performed by and report written by Richard Lalancette. For your interest, a copy of Mr. Lalancette's resume is attached.

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Thus, it discusses many things beyond those, which are of immediate concern. Therefore, the report needs to be read in its entirety to understand fully all the information that has been obtained.

For your convenience, we have prepared the following summary to highlight the condition of the major systems of the property. Please refer to the appropriate section of this report for a more detailed discussion of these systems.

Summary

The structural system is in need of repair.

The heating system is operational.

The plumbing system is in need of minor repair.

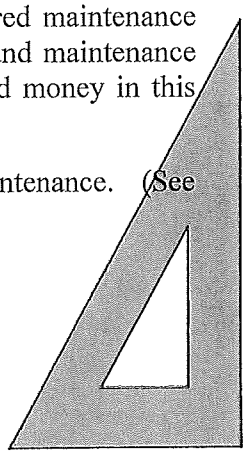
The electrical system is in need of minor repair and upgrading.

The exterior is in need of regular maintenance and repair.

The roof is in need of repair/replacement.

In summary, we consider this property to be in below average condition when compared to others of similar age and construction type. This is primarily because of the amount of deferred maintenance noted. As a result, this property needs considerably more renovation, rehabilitation, and maintenance than most we examine. You may expect to invest a considerable amount of time and money in this property over the next several years.

In addition to these general condition statements, this report covers repairs and maintenance. (See attached **Maintenance Plan**.)



Introduction

The conditions, recommendations, and suggestions contained herein are the result of a visual inspection as of this date and are presented to make this property a better and more comfortable place to live. We do, of course, look for problems, particularly those we would consider major deficiencies in the property. We generally define a significant deficiency as one that would cost approximately $500.00 or more to correct. Any property will have minor items deserving attention. Often these are matters of personal preference that are mostly noticed by the property owner. Therefore, it is not our intent to detail every minor defect we might find.

Our inspection and report have been conducted in compliance with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI) www.ashi.org, and in a manner consistent with that level of care and skill that is ordinarily exercised by members of the profession practicing under similar conditions at the time the services are performed.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied.

For your reference while reading the report that follows, the following definitions may be helpful:

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear, some minor rehabilitation work may be required.

Fair - Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present conditions could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality properties where such details of workmanship and materials typically become more relevant.

Attached are the actual inspection check lists which contain additional information. These should be considered part of the overall evaluation and report.

This report is based on an examination of the major systems in this property; specifically the heating, plumbing, electrical, and structural systems. This report is an opinion about the condition of this portion of the building. It is based on visual evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing undertaken, nor furnishings moved. This report is not an exhaustive technical evaluation. Such an evaluation would cost many times more.

Our inspection and report do not include code compliance, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, verification of prior uses, or records research related to the property.

Owning any property involves some risk. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider relevant to your ownership. Further, without disassembling the building, not everything can be known.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to major systems in this property. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

Our report is not intended to determine the insurability of your property or any of its components, materials or systems. Insurance companies use many different standards and criteria to determine what is or is not covered under a property owner's policy. For example, some do not cover certain types of roofing while others avoid certain types of siding.

Our inspection does not make any attempt to know or verify the prior uses of this property and cannot determine whether or not illegal activities have been engaged in on or near the property, including but not limited to, the use or manufacture of illegal substances, criminal events or the presence of substances banned or controlled by federal, state or local law.

We performed a standard inspection per our agreement for services. A copy of this agreement is attached for your reference.

We will be discussing many different subjects in this report as well as offering recommendations for changes and improvements to this property. As you read the report, pay particular attention to our notes regarding the fact that many of our observations and recommendations are typical of many properties we look at. Thus, while it may seem that there is some work to do during the next five to ten years, keep in mind that no property is perfect and all deserve some care, attention and upgrading.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

Photographs are provided as a courtesy for your reference only. Please note that photographs of all defects and deficiencies cannot be and are not provided.

Description

This property is located on the north side of Route 4 in Bridgewater, Vermont. The front of the building faces south.

The building is a 2½ story, large-sized building formerly used as a school.

The exterior siding consists of wood clapboards.

The roof covering is a combination standing seam metal, membrane, and asphalt shingles.

There is a basement under all of this building, most of which has been finished off.

Site

The site is located on the north side of Route 4 in Bridgewater, Vermont, west of the Bridgewater Town Offices.

The property is identified by signage near Route 4 and a building-mounted sign on the front of the building.

There is one access driveway to the property from Route 4. The access driveway is paved with asphalt and continues along the east side of the building.

Along the east side of the building, the asphalt is in fair to poor condition. There is evidence of cracking and settlement and repairs should be anticipated.

There is a paved recreation area at the rear of the building. This paving is in fair to poor condition with cracking and settlement noted. Repair or replacement is needed.

The site of the building itself is fairly flat.

The site is elevated along the west side of the building. This area generally drains to the east.

At the north side of the building there is a hillside which generally drains to the south.

The east side of the building generally drains to the east.

The site drainage is fair to poor. Low spots were noted adjacent to the building. Regrading is needed to promote positive drainage.

There is what appears to be a perimeter drain at the north or rear of the building. The outlet for this drain could not be determined at the time of inspection.

There is pedestrian paving at the front of the building and at the west side of the building. This pedestrian paving is in fair to poor condition with cracking and deterioration noted.

There is a play area at the west side of the building which is enclosed by a six foot high chain link fence. This fencing is in fair condition. Portions are damaged and leaning. Repair is needed at this time.

The short timber retainers at the play area are leaning and repair or replacement is needed.

Site lighting is provided by a building-mounted light at the front entry to the building. At the right side of the building, there are two building-mounted spot lights to illuminate this area. At the left rear entry to the building, there is a single canopy light.

The site lighting appears to be marginal for the needs of this property.

Structure

Our evaluation of this structure is based on many indirect observations. Because we cannot see a significant portion of the framing, we look for cracks, bulges, and other evidence of distress or deterioration to help us evaluate the structural condition. As with any limited inspection, it is possible that there are structural deficiencies that cannot be seen.

The following areas are inaccessible and limited the extent of our structural inspection:

- Roof framing above insulated sloped ceilings at the rear of the building.
- Center attic area remote from the access opening.

- Roof framing above the finished attic ceilings.
- First floor framing above finished lower level ceilings.
- Foundation walls where finished off and insulated.

Access to the upper front attic area is provided by a stairway in the upper level front hall. Conditions in this attic area were observed by entering the space.

Access to the center attic area is provided by an access opening in the upper front attic area. Conditions in this attic area were observed from the access opening.

Limited visual access to the roof framing at the rear of the building is provided through the dropped ceiling at the rear second floor of the building. Conditions in this attic area were observed through the dropped ceiling.

The basic construction of the front of this building consists of concrete foundation walls and a column-girder system for support of the first floor level joist members. This is a standard method of construction.

The basic construction of the rear of this building consists of concrete and block foundation walls and a floor joist system that spans the distance from foundation wall to foundation wall. This is also a standard method of construction.

Where visible, the foundation walls are generally in good to fair condition.

Some cracking of the concrete foundation walls was noted in the front basement area. The full extent of this cracking could not be determined due to the finishes in this area.

The cracks in the foundation walls, both inside and outside, should be properly repaired. Sealing these cracks will help to prevent moisture penetration/leakage and will help to prevent them from getting larger.

One of the better ways to seal these cracks is from the outside. First, chip a v-groove in the concrete along the length of the crack (all the way to the footing, if necessary). The root of this v-groove should then be filled with a high-quality caulking (epoxy, latex, or polyurethane), mortar applied to fill the groove, and, finally bituminous basement waterproofing applied.

Within the unfinished basement, there has been some cracking of the concrete slab. This is common and to be expected. There is no apparent structural deficiency related to this condition.

Evidence of rot and deterioration was noted in the trim at the front basement windows. This rot and deterioration may extend into the structural framing in this area. The full extent of this condition could not be determined at the time of inspection. These areas should be opened for further investigation and the proper repairs be made.

In the front lower level area where the sheetrock has been removed, significant rot and deterioration was noted in the bottom plate of the interior finish walls. This indicates long term seepage into this area. Replacement of these sill plates should be planned for. The use of pressure treated materials is recommended to minimize future deterioration.

While there is no visible evidence of any significant dry rot present elsewhere in this structure, it should not be assumed that no dry rot exists in any of the inaccessible areas. Dry rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities should the normal drying process be restricted by insulation or other obstacles. Therefore, it is possible that you will encounter some dry rot if you undertake any projects that involve disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any building.

It has also been our experience that rot can often be found in those portions of the sill that are not commonly visible (i.e. behind the siding, the bottom surface adjacent to the foundation wall, etc.). Thus, you may discover some deterioration in the sill and related framing when any repair work is undertaken that exposes these normally inaccessible portions of the structure.

There was no evidence of any significant destructive insect activity at the time of our inspection. In general, this is not a serious problem in this area. However, if you see any significant number of insects around at any time, you should consult a specialist who can identify them.

Conditions exist in this building that would encourage carpenter ant and other insect activity. Specifically, these insects prefer to nest in damp environments. Therefore, all areas where wood is close to the ground and likely to become moist at various times of the year should be kept under observation for possible insect activity. Also, it is possible that you will encounter some carpenter ant activity and/or damage if you undertake any projects that involve disassembly of the normally inaccessible portions of this structure.

In the front attic area, trusses have been installed to provide for a clear span at the upper level classroom ceilings. The truss system in the left attic has been braced to minimize movement. The truss system in the right attic area has experienced significant warping and movement. Bracing of this truss system is needed.

There has been some normal settlement of these premises, which is to be expected. This is indicated by some sagging floors, separations between floor and base moldings, etc. However, there are no indications of structural instability.

In general, jacking up of floors to make them level is not recommended. This often causes more problems than it solves.

Overall, we consider the structural condition of this building to be average.

Basement Water

Evidence of moisture and seepage through the foundation walls was noted. This is the result of the type and condition of the foundation walls, ground sloping conditions, soil conditions, etc. Specifically this evidence includes:

- Water stains on the walls.
- Water stains on wood in contact with the floor.
- Water stains on the floor.
- Water stains at the joint between the floor and wall.

If significant amounts of water should enter the basement area, it would be important to establish some type of drainage system, either through drain pipes or a sump pump, to remove such water quickly.

The only sure way to correct this condition may be to excavate the exterior foundation walls and apply a membrane waterproofing. In addition, drain tiles, connected to a suitable outlet (preferably daylight) should be installed along the exterior base of the foundation walls to carry water away from these walls.

All exterior drains need to be kept clean, clear, and functioning at all times.

Regrading of low areas and ground sloping toward the building is recommended. In general, water should flow positively away from the building.

Ventilation

Ventilation of insulated attics is important. The amount of ventilation should be one square foot of vent area for each 300 square feet of attic floor area.

There are no fresh air louvers in the front attic of the building. If windows in this area are left open, rain may enter. It is therefore suggested that screened louvers on each end of the building or a continuous ridge vent be installed, for proper ventilation and prevention of moisture condensation.

For this area, additional ventilation through the soffit is recommended. The insulation should be pulled back to allow air to flow freely through the soffit and into the attic space. Without that, significant problems with ice buildup along the edge of the roof and condensation within the attic space itself could occur. The soffit is the underside of the roof overhang.

From a ground inspection it was noted that soffit and gable vents have been provided for the attic area at the rear of the building.

Basement ventilation is extremely important to minimize condensation and the effects of any water that might seep into this area. We recommend keeping all basement windows open throughout the warmer months of the year. As appropriate, they should be equipped with screens to prevent rodent and insect entry.

If natural ventilation is inadequate, installation of one or more dehumidifier units in the basement area is recommended for humidity control.

Indoor air quality is a growing concern. There is evidence of some moisture accumulation in the basement of this building. You may want to consider additional tests of the air quality to determine whether there are any significant levels of mold, mildew or other airborne materials that might be troublesome.

Heating

Heat for this building is provided by two oil-fired, forced hot water heating units connected in series. These units consist of a burner (the small device located at the front), a boiler (in which the water is heated), and five circulating pumps (to distribute the water throughout the building).

At this time, heat distribution appears to be controlled through nine zones, each with its own thermostat.

Zone control of this forced hot water system depends on electrically operated zone valves. These valves are a common source of maintenance problems and should be checked regularly for proper operation.

The heating units appear to be in good to fair condition. However, the heating units are nearing the end of their serviceable life and more than normal repairs or replacement should be planned for.

We recommend that the heating unit be cleaned and serviced at least once each year. This servicing should include all gauges, controls, the firebox, etc.

Further, the proper cleaning of the chimney flue serving the heating unit is recommended every three to five years.

Various baseboard heating unit enclosure repairs throughout the building are needed.

Several of the older radiators are disconnected and no longer in service. This should be further investigated and the proper repairs be made.

There is an air handling unit located in the attic space which is also equipped with a heating coil. At the time of inspection, this system did not appear to be serviceable. This should be further investigated and repaired as necessary.

We recommend that this unit be cleaned and serviced at least once each year. This cleaning and servicing should include the motor, blower, filter, etc.

For maximum efficiency with this air handler, it will be necessary to clean or replace the air filters regularly. These should be cleaned or replaced at least once a month, or more frequently if inspections indicate that they are becoming clogged with dust and dirt. Clogged filters can dramatically reduce the efficiency of your heating system.

Energy Efficiency

In any building, the two most important contributors to energy efficiency are the conduction and infiltration losses. Conduction (or direct loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss (drafts or air leakage) is controlled by caulking and weatherstripping.

In this property, there is an opportunity to improve both the conduction and infiltration losses.

There appears to be 4 to 10 inches of insulation installed in the accessible attic areas of this building. Six inches is considered to be a minimum amount with twelve inches as an ideal.

There is evidence that some of the walls of this building are insulated.

At this time, it is uncertain whether or not there is insulation in all of the walls of this building.

Not all of the windows are equipped with storm windows. Installation of these will cut down drafts and loss of heat, which will result in fuel savings, besides adding materially to the comfort of the building. These are recommended.

Some of the windows in this building are thermal-pane (double-glazed) windows. They are in good to fair condition. In general, these do not require additional storm windows.

This building is equipped with aluminum-framed storm windows on some of the windows. These were in good to fair condition at the time of the inspection.

All of the storm windows should be checked to be sure that the drainage holes toward the bottom are kept open to permit proper drainage of any moisture that accumulates between the two windows.

For maximum energy efficiency, the storm windows must work together with the primary windows. Both must be tight to assure a static air mass between the two. Therefore, a good quality weatherstripping should be applied to all of the older primary windows throughout the building.

Several of the exterior doors are equipped with weatherstripping which is, in general, in poor condition. We recommend upgrading the weatherstripping for maximum energy efficiency. The threshold sweep at the bottom of each exterior door should not be overlooked.

To be certain that you are not wasting energy on the production of hot water, you should check the temperature of the hot water produced. If it is above 130 degrees, we recommend that you reduce it to that level to minimize your hot water energy requirements. To be most accurate, use a thermometer at the hot water faucet.

Plumbing

This building is apparently served by its own well. This well is shared with the Town Offices and an adjacent building.

We recommend obtaining a water quality test to determine the quality of water being produced by this well.

The submersible pump could not be fully inspected. The visible equipment (tank, controls, etc.) is in good condition.

The water system is equipped with two sediment filters and two ultra-violet filters. These were unpowered, bypassed, and not in operation at the time of inspection. Thus, we are unable to comment on their operation and serviceability.

Where visible, the plumbing distribution piping in this building is primarily copper. This system was in operating condition at the time of the inspection.

The faucet at the janitor's sink is loose and needs to be properly secured.

Replacement of the older fixtures at the upper level front powder room should be planned for.

The drain lines in this building consist of PVC and cast iron piping. Where visible, this system is in good condition.

As we understand it, this building is served by municipal sewer, which was operational at the time of the inspection. Little problem need be anticipated in that area.

There is a pump in lower level storage closet that is used to pump waste from the janitor's sink to the main waste pipe. At the time of the inspection, this pump was operational.

There is a pump in kitchen that is used to pump waste from the kitchen sink to the main waste pipe. At the time of the inspection, this pump was operational.

Domestic hot water is provided as an integral part of the heating system. Its serviceability depends, of course, on the proper operation of the heating unit itself.

Domestic hot water is heated in the hot water storage tank by an internal coil. The water passing through this coil is heated in the boiler and a separate circulating pump forces it through the heating coil. The temperature of the water in the storage tank is maintained by starting and stopping the circulator in conjunction with the boiler.

The water storage tank appears to be in fair condition, and its size should be adequate for the normal needs of this size building.

Although in operation, the water heater is old and its replacement in the not-too-distant future should be anticipated.

The evidence of leakage noted around the pressure relief valve on this water heater. This should be further investigated and corrected as necessary.

Electrical

Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portions of the wiring. A larger portion of the electrical system is hidden behind walls and ceilings, and obviously, all the conditions relating to these unseen areas cannot be known. Where possible, the cover of the service panel is removed to investigate the conditions in it.

While some deficiencies in the electrical system are readily discernable, not all conditions that can lead to interruption of electrical service, or that are hazardous can be identified.

A typical electrical system consists of two distinct components - the electric service entrance and the electric circuits. The service entrance determines the capacity of the electric power available to the property. The electric circuits distribute power through the building.

Electrical devices in a property typically use either 120 or 240 volts. The major appliances such as clothes dryers, kitchen ranges, water heaters, and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc.) require 120 volts.

The service entry conductors consist of aluminum.

The main service panel is located in the left front electrical closet.

The main service switch is located in the main service panel.

Auxiliary service panels are located in the left front electrical closet and in the right rear second floor office area.

The electrical system, consisting of a three-wire 120/240 volt service with 200 amperes available, is adequate to serve the needs of this property as it now stands.

It would be wise to have each of the present circuits fully identified so you will know what electrical load is on each circuit. If you have any doubts, it is suggested that a competent electrician be consulted.

The general condition of the wiring and fixtures is good to fair. A spot check of electrical outlets and switches revealed no major problems.

Knob and tube wiring was noted in the front upper attic area. For the most part, it appears that this wiring has been abandoned. However, we could not confirm that all knob and tube wiring in this building has been abandoned.

The outlet in the electrical closet appeared to be unpowered at the time of inspection. This should be further investigated and corrected.

The ground fault interrupt outlet in the women's room did not trip properly when tested. This should be further investigated.

Some of the receptacles have been painted. Replacement of these receptacles is recommended.

All uncovered outlets should be equipped with proper cover plates.

The missing lighting covers noted in the lower level multi-purpose area need to be replaced.

The missing lens for the light at the right stairway needs to be replaced.

This building is equipped with ground fault interrupt (GFI) circuits in the lower level men's and women's rooms and near the sink in the right lower level classroom. . The purpose of a GFI circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. The GFI circuit breaker operates the same as other circuit breakers -- should it "trip," simply reset it for continuing operation. Periodically, you should test the GFI circuit breaker for proper operation. There is a test button either at the outlet itself or in the electrical service panel. When you push the test button, the GFI circuit breaker should trip to the off position.

We recommend the installation of additional ground fault interrupt (GFI) circuit breakers for the upper level rear powder room and the kitchen outlets.

This building is equipped with provisions for the use of a portable electric generator. This equipment could not be tested as part of our inspection.

Overall, the electrical system is in good to fair condition.

Interior

As a responsible property owner, you are best able to judge the condition of the interior finish of the rooms. In this section of the report we are concerned with those things which are technically and financially significant. For example, stains which might indicate roof or plumbing leaks, older wall or

ceiling materials which may require repair/replacement; the use of substandard materials on interior walls or ceilings; or the quality and condition of such items as the doors, windows, and cabinetry are those things which can affect the overall quality and condition of a building.

Overall, the quality of the materials used throughout this building is average. The doors, windows, cabinetry, hardware, molding, etc. are serviceable.

Generally, the interior walls and ceilings of this building are finished with ceiling tile, plaster, sheetrock, tin, Formica, fiberboard, and wood.

Refinishing of many of the lower level walls is needed.

Extensive ceiling tile repairs or replacement throughout the property are needed.

Some repair to the tin ceiling in the upper level hall is needed.

All evidence of leaks should be investigated and corrected as necessary. These were noted on various walls and ceilings throughout the building.

Squeaking floors are typically the result of loose floorboards which can be minimized by renailing or shimming.

As is typical with a building of this age, various floor and floor board repairs and reinforcement are indicated.

The doors in this building are of a standard quality and are in serviceable condition. While serviceable, the doors need some adjustment and minor repairs. This is typical with a building of this age.

A few of the doors are in poor condition and replacement should be considered.

While serviceable, the cabinetry in this building is somewhat below standard. More than average maintenance and repairs should be anticipated.

The wood trim and other woodwork in this building is of standard quality and workmanship.

All exhaust fans and exhaust ductwork should be cleaned and serviced.

Unless otherwise noted on the inspection checksheets, none of the appliances and/or equipment on these premises were tested.

Exterior

The exterior walls of this building are covered primarily with wood clapboards. At this time, they are in good to fair condition.

A few repairs are indicated, including:

- Deteriorated siding at the right rear entry.
- Damaged siding at the rear of the building.

Some exterior wood trim repairs and/or replacement are indicated. Specifically, the following was noted:

- Rot in the trim members at the left front lower level windows.
- Rot in the trim members at the right front lower level windows.
- Rot in the sashes at the right front lower level windows.
- Cracked lower trim at the right bulkhead entry.
- Damaged trim at the right side of the building near the propane tank.
- Damaged trim at the right rear entry.
- Cracked lower trim at the right rear of the building.
- Rot and deterioration in the soffit fascia trim at the rear of the building.
- Rot and deterioration in the lower drip edge along the rear of the building.
- Rot in the trim members at the left rear lower level window.
- Rot in portions of the corner trim at the rear of the building.

The entry at the left rear door has heaved and settled. This entry has pulled away from the main building. There is a gap in the siding members where the entry joins the building. Repairs should be planned for.

Several large gaps around the building have been sealed with spray foam insulation. This spray foam has been poorly trimmed and finished. Improvement is needed.

Repainting the exterior sidewalls and trim should be accomplished as soon as possible. Any new painting should be done only after all exposed wood has had an opportunity to dry, all loose paint is scraped away, and a proper primer is applied.

At the time of repainting, we recommend that caulking compound be placed around all window and door frames, where they make contact with the sidewalls of the building as well as in the joints of different building materials. This caulking prevents drafts and possible moisture penetration. This is not expensive and is important.

Many of the windows in the building are old and, while in operable condition, maintenance and repairs will be an ongoing demand. You should upgrade or rehabilitate the windows in the near future.

Some window repairs and adjustment are needed. This includes replacement of any broken sash cords.

Putty work around several individual panes is indicated.

Many of the older windows in this building are cracked and should be repaired.

The remaining windows in this building are of standard quality. While some maintenance and repairs will always be needed, these should be serviceable for many years to come.

Some repair to the plastic trim around several of these windows is needed.

Seals in thermal pane windows can break down within ten to fifteen years of their installation. Condensation developing between the panes of such a glass unit is indicative of a broken seal. These conditions are not always visible, however, depending on temperature and humidity conditions. Usually, repair of broken seals requires replacement of the damaged glass unit.

All missing and damaged window screens should be replaced.

Roofing

The roof was observed from a ladder placed at the eaves.

The roof covering at the front of the building is of standing seam metal. This roofing is in good to fair condition.

Some repair to the standing seam metal roof at the front valleys is needed.

The roof covering on the rear of the building is of membrane. This roof surface is in fair to poor condition. Many of the seams are beginning to open up and several of the patches have come loose. The roof appears to be 24 years old. Resurfacing in the near future should be planned for.

The asphlat shingle roof coverings on the left front and right front bulkhead entries are in poor condition and resurfacing is needed at this time.

The roof covering at the right rear entry is of asphalt shingles. It is in fair condition.

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces and around the chimney. Normally, these repairs are easily accomplished.

There were no gutters on this building.

Chimney, Hazardous Materials and Safety

While some references to hazardous materials and code compliance may be made, our report is not to be considered a complete investigation for code compliance, toxic wastes in the adjacent soils, hazardous materials, or public records affecting this property. Such an investigation would be more costly and beyond the scope of our normal inspection.

While we often comment on major code violations, as we mentioned, this report should not be construed as a specific code compliance investigation. Further, since this is a commercial building, it is subject to many local and state ordinances and codes which do change from time to time.

Where visible, the chimney appears to be in good to fair condition at this time. It appears to be structurally stable.

Whether or not this chimney is lined could not be determined at the time of inspection.

We recommend that it be cleaned and carefully inspected internally in order to fully assess its current condition.

This building is apparently equipped with an underground oil tank. We recommend that this tank be checked to ensure it is not leaking.

Removal of this tank and replacement with an above-ground storage tank is recommended.

A bottled gas tank is located outside this building. If kept well maintained, this tank is normally quite safe. However, it is important to be sure that all of the fittings are checked regularly, even if you are not using the gas and the tank is not being filled regularly. A leak in such a tank can cause a serious fire hazard and possible explosion.

There is a fire alarm system in this building. Exactly how well this system is functioning and what areas it serves are not known at this time.

The alarm system was inspected in July of 2015. No violations were noted at that time.

This building is also equipped with a wet pipe sprinkler system. This system was inspected in August of 2015. No violations were noted at that time.

While no suspected asbestos-containing material (ACM) was observed, some ACM may be present in this building which was not visible during our inspection. In general, if these materials are not releasing fibers into the air, they are not considered to be a health hazard. If future renovation work uncovers ACMs, however, they would need to be handled in accordance with applicable state and Federal regulations.

Radon is the number one cause of lung cancer among non-smokers and, according to EPA estimates, is responsible for approximately 21,000 lung cancer deaths every year. Radon is a naturally occurring radioactive gas released in rock, soil, and water and can build up to dangerous levels inside any building. This means new and old buildings, well-sealed and drafty buildings, and buildings with or without a basement. Radon gas is odorless and invisible and the only way to know if the building has a radon problem is to test for it. If discovered, radon is relatively easy to control through effective ventilation.

At your request, a radon test was conducted in this building. The results of this test will be forwarded to you separately.

Since this building was apparently constructed and painted before 1977, it is quite likely that any older paint that remains (and it is virtually impossible to remove all paint from any building) may contain lead. Even lab analysis of a sampling of the paint in this building could not guarantee that no lead based paint exists anywhere. Thus, caution should be exercised when working around any of the painted surfaces, particularly during any remodeling work. Also, you should prevent children or pets from chewing on the woodwork.

The copper plumbing in this building may be joined with a lead-based solder. In 1986, Federal law prohibited the use of lead solder on pipes that carry drinking water. In addition, many plumbing fixtures, such as chrome-plated faucets, are made of brass, which contains lead. When water stands for several hours or more in plumbing systems containing lead, some lead may dissolve into the drinking water. To satisfy you that unhealthy levels of lead are not present, the water could be tested.

General

The following are a few additional comments that may be of interest to you regarding this property.

In connection with the concrete slab portion of this property, condensation on the floors sometimes occurs, particularly in the summer. This is quite common and to be expected.

Further, it must be remembered that without heat in the floor, concrete slabs may be cold.

Some cracking and settlement was noted in the entry platform at the front of the building. Future repairs should be planned for.

The trees and shrubs around this building are too close and may cause premature deterioration of the paint and siding. These should be trimmed to provide several inches clearance from the sidewalls and several feet above the roof.

Proper regrading to eliminate low areas around the building and ground sloping toward the building is needed.

Although there is no evidence of problems with the capacity of the well serving this property, private wells such as this can be unpredictable. Seasonal variations are common. Also, fluctuations are likely if other buildings are built in the area.

There has been some settlement of the bank at the left rear of the building. Some erosion control in this area is recommended.

The installation of a cap on the cleanout for the perimeter drain system at the rear of the building is needed.

Conclusion

In general, keep in mind that many of the suggestions we have made in this report represent improvements to this property rather than deficiencies. Thus, much of the work we suggested can be handled as time, finances and personal preference dictate. Owning any property can be overwhelming. Thus, keep in mind that not all of the things we have recommended must be done immediately.

Additional data concerning this property are noted on the enclosed individual inspection sheets.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

This report is not to be used as a basis for determining the value of such premises. This report is not to be construed as a guaranty, or warranty of the premises or equipment therein or of their fitness for use. Since this was, as noted previously, a visual inspection of these premises, it is suggested that consideration be given to engaging the services of a competent contractor to determine the extent of the various defects/deficiencies noted herein and to provide cost estimates.

There is no one way to build, renovate or remodel a property. As a result, you may encounter contractors whose opinions about the condition of this property will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

Many things have been discussed in this report. However, we realize that there may still be other things of interest to you that have not been discussed. Therefore, we encourage you to call with any additional questions you may have.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Richard Lalancette
Board Certified Building Inspection Engineer
State of Vermont Property Inspector #143.0116420

RL/sjo
Enclosures

Maintenance Plan

In addition to these general condition statements, this report covers repairs and maintenance. To help provide a perspective for the work that we have recommended for this property, the following schematic maintenance plan is offered. This list should not be considered all-inclusive. Surely, there will be other things you will want to do that can be made a part of this list during the next several years. Our purpose is to help you organize some of the work that we have recommended with emphasis on those things that need attention within the next year or so.

Within the next year of ownership:

- Heating unit maintenance
- Heating system repair
- Repair air handling unit in attic
- General electrical system repair
- Additional GFI installation
- Plumbing fixture repairs
- Well water testing
- Possible water heater replacement
- Exterior trim and siding repair
- Exterior sidewall painting
- Exterior caulking
- Window upgrade/rehabilitation
- Storm window installation
- Partial roof resurfacing
- Roofing repairs
- Chimney cleaning
- General structural repairs (see report)

- Foundation crack repair
- Improve basement drainage
- Regrading
- Improve attic/soffit ventilation
- Additional insulation
- Test GFIs monthly

Within the next five years of ownership:

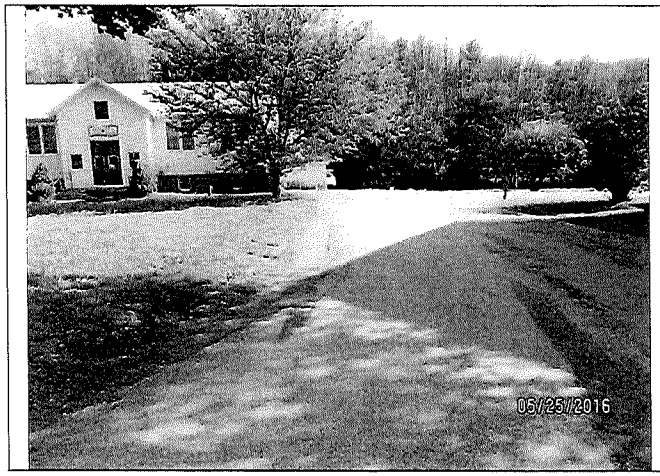
- Continued annual heating unit maintenance
- Possible heating unit replacement
- Continued window upgrade/rehabilitation
- Pedestrian paving repairs
- Fencing repairs
- Chimney cleaning
- Test smoke alarms monthly
- Test GFIs monthly
- Continued general maintenance

Within the next ten years of ownership:

- Continued annual heating unit maintenance
- Exterior sidewall painting
- Chimney cleaning

- Test smoke alarms monthly
- Test GFIs monthly
- Continued general maintenance

Photo Log

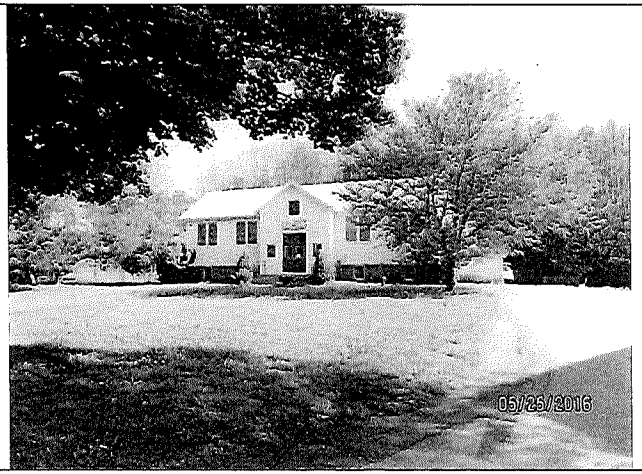


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1851

Description:
Access driveway to property

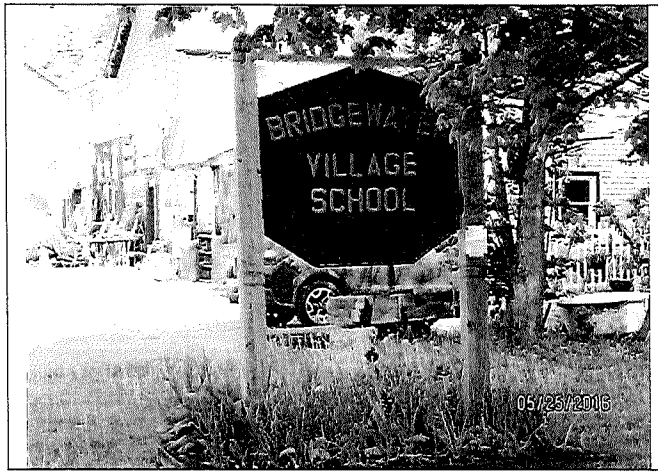


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1852

Description:
Front of building



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1853

Description:
Signage near road

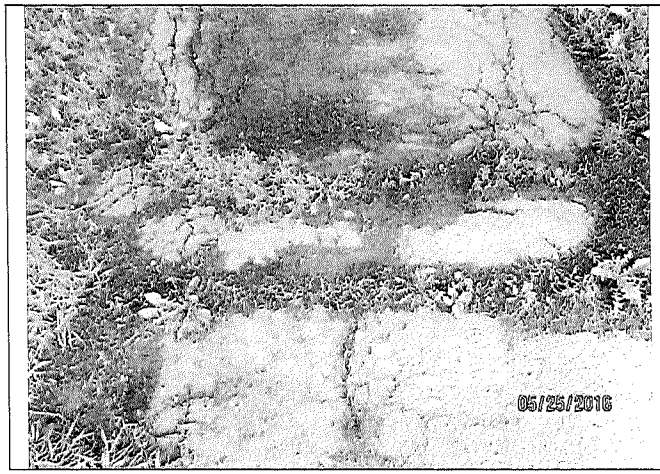
Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1854

Description:
Front of building and walkway

CRITERIUM
LALANCETTE ENGINEERS



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1855

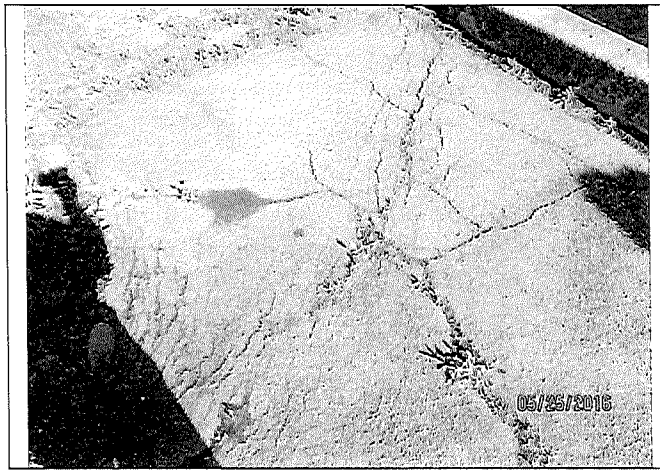
Description:
Deterioration in front walkway

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1856

Description:
Deterioration in front walkway



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1857

Description:
Deterioration in front walkway

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1858

Description:
Deterioration in left front walkway

CRITERIUM
LALANCETTE ENGINEERS

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1859

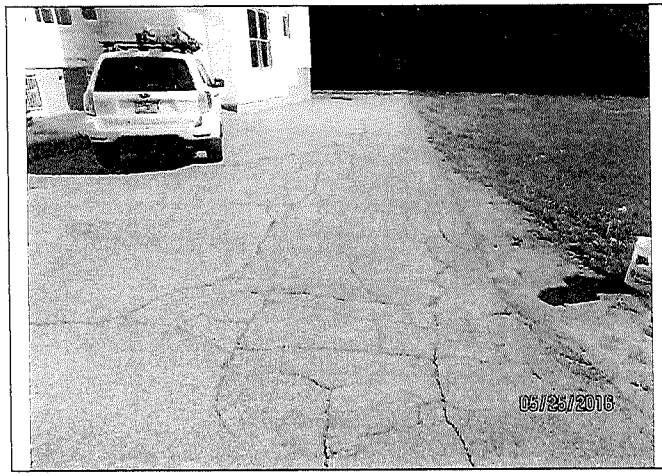
Description:
Deterioration in right front walkway

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1860

Description:
Well head



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1861

Description:
Deterioration of paving at right side of building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1862

Description:
Deterioration of paving at rear recreation area

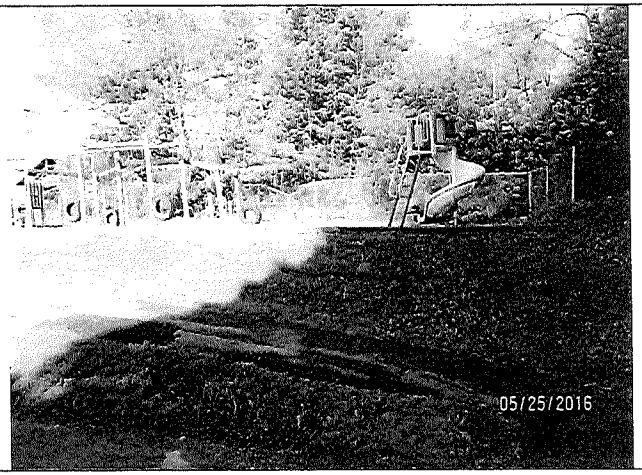
CRITERIUM
LALANCETTE ENGINEERS

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1863

Description:
Deterioration of paving at recreation area



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1865

Description:
Play equipment

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1866

Description:
Deteriorated pedestrian paving at left rear of building

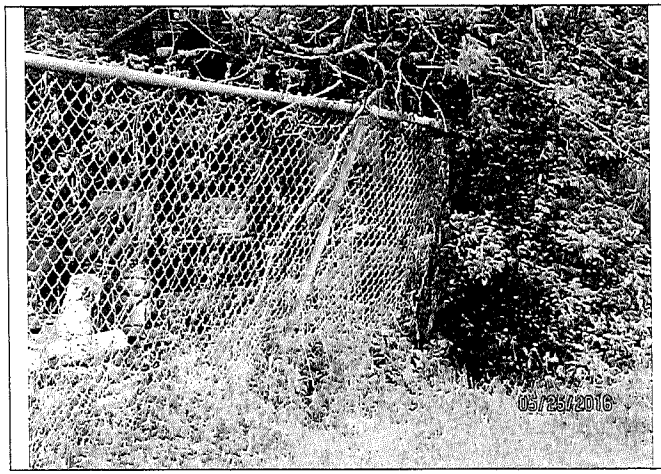
Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1867

Description:
Fence repair needed

CRITERIUM
LALANCETTE ENGINEERS



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1868

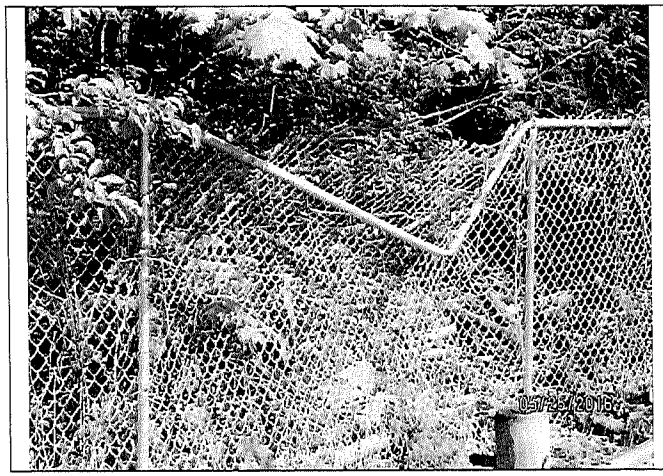
Description:
Fence repair needed

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1869

Description:
Fence repair needed

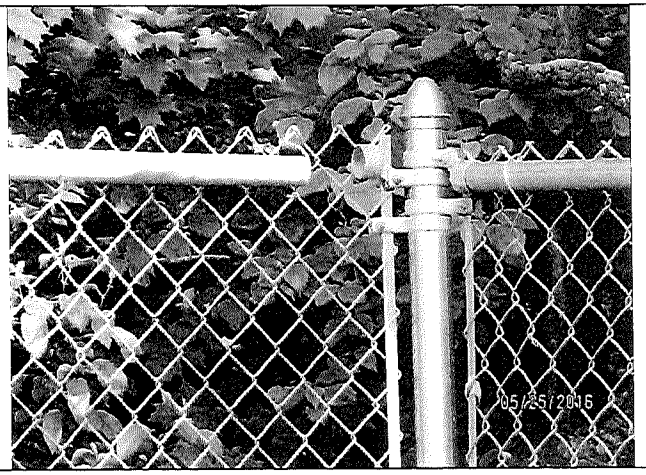


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1870

Description:
Fence repair needed

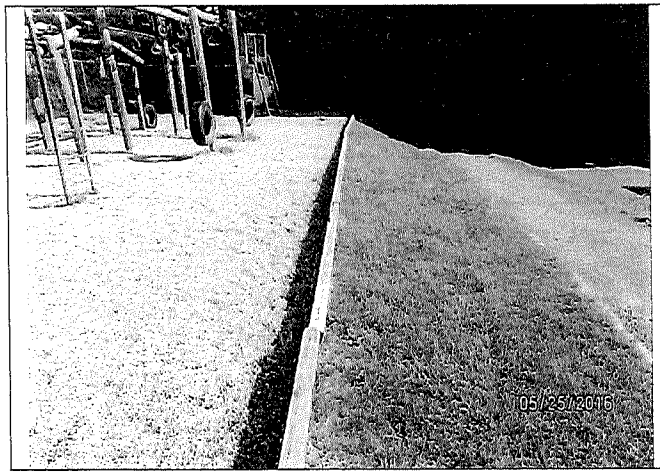


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1871

Description:
Fence repair needed

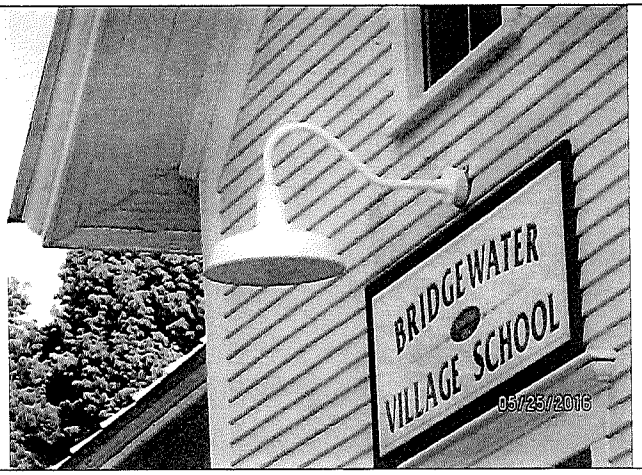


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1872

Description:
Retainers at play area are leaning

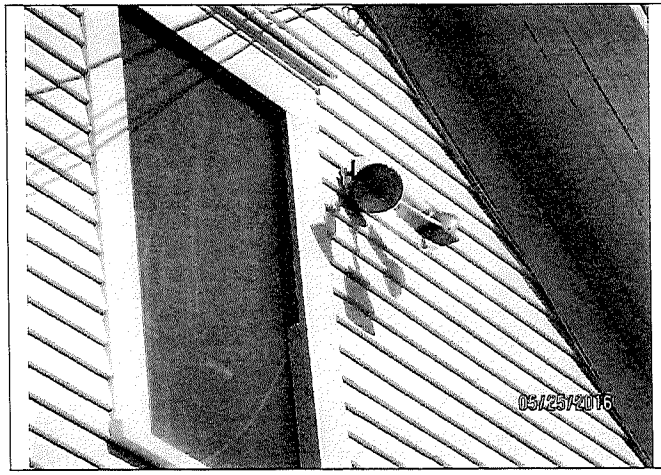


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1873

Description:
Front overhead light and signage

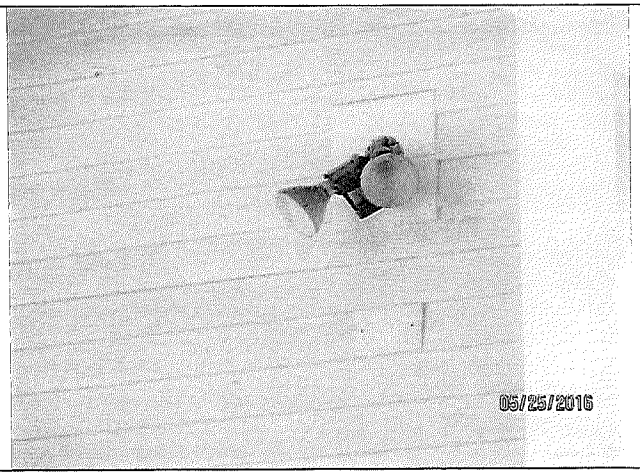


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1874

Description:
Spotlight at right side of building

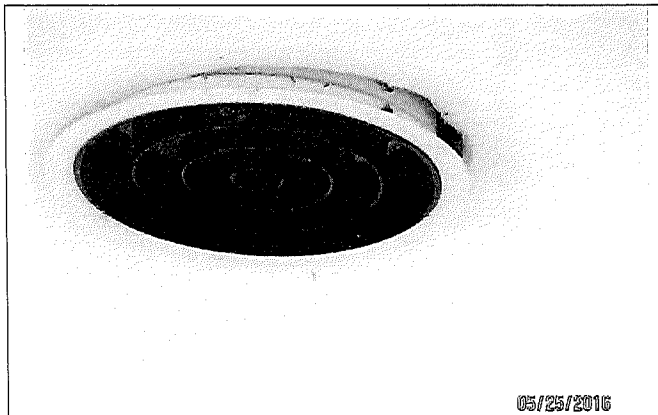


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1875

Description:
Spotlight at right side of building

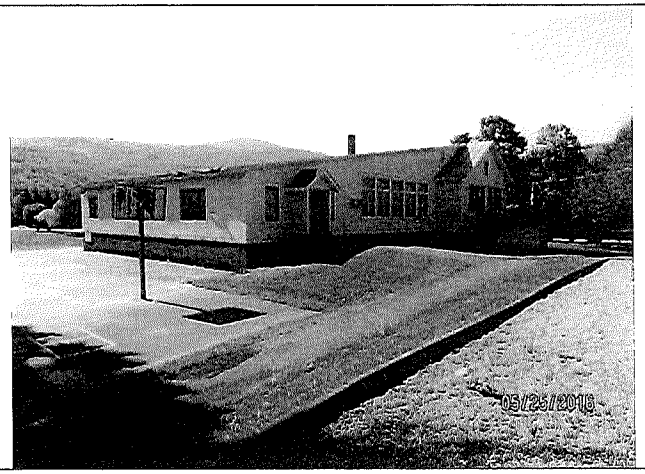


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1876

Description:
Canopy light at left rear entry

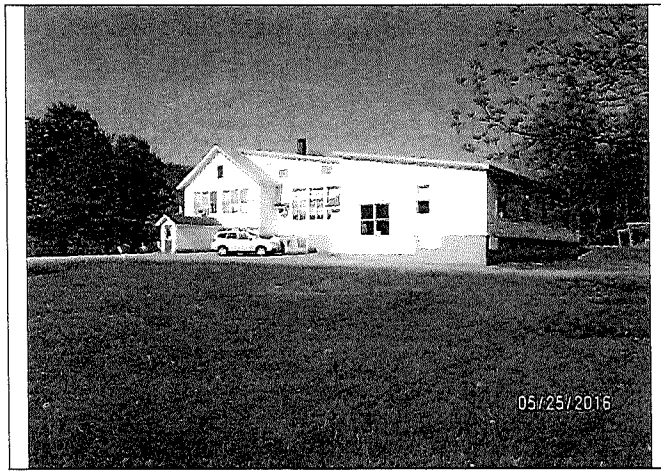


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1877

Description:
Left rear of building

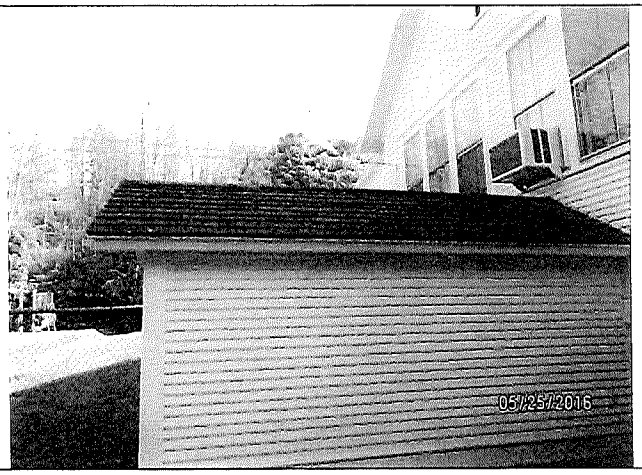


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1878

Description:
Right side of building

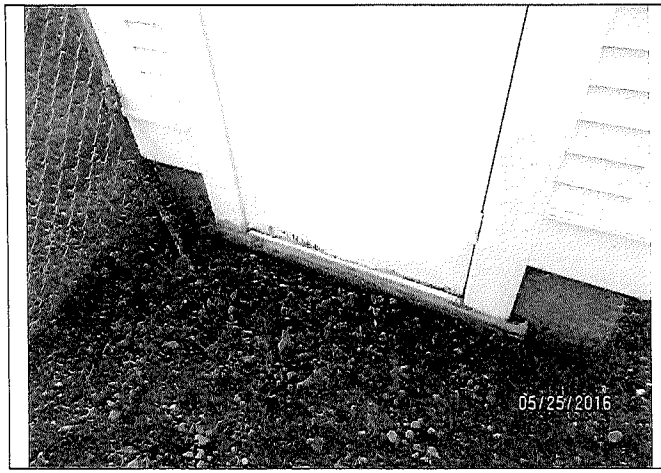


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1879

Description:
Deteriorated roofing at right bulkhead entry

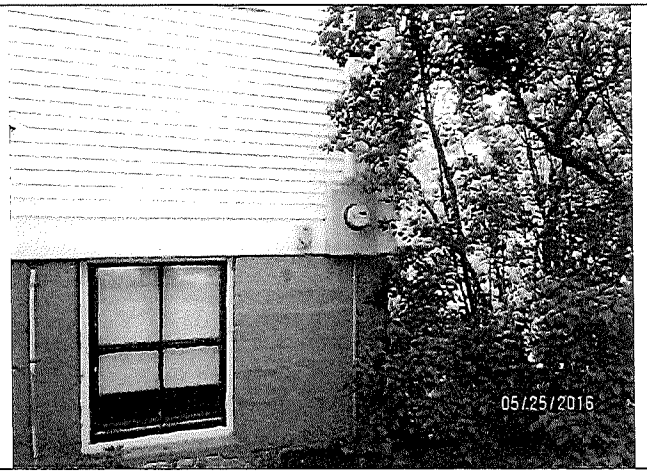


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1880

Description:
Deteriorated door at right bulkhead entry



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1881

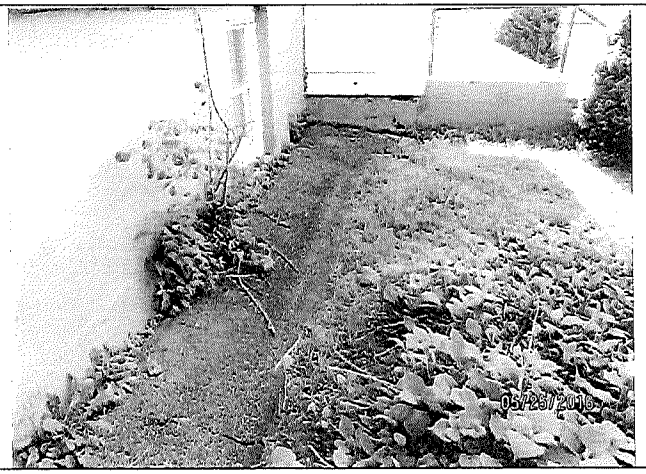
Description:
Electric service to building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1882

Description:
Rot in trim at front basement windows



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1883

Description:
Deteriorated drainage paving at front of building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1884

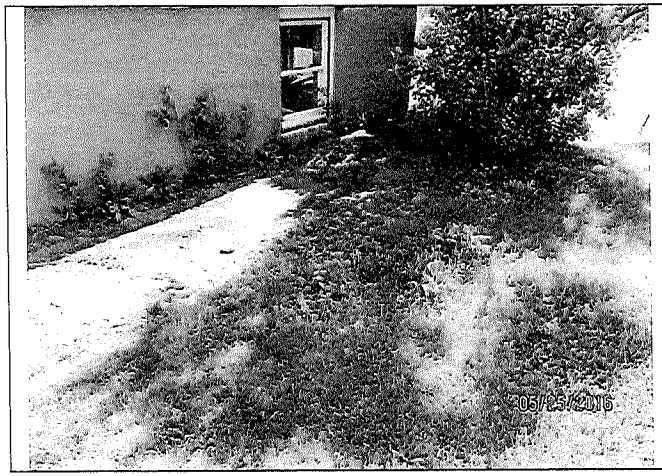
Description:
Rot in trim at front basement windows

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1885

Description:
Cracked front entry platform



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1886

Description:
Deteriorated drainage paving at front of building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1887

Description:
Deteriorated drainage paving at front of building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1888

Description:
Rot in window sash

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1889

Description:
Rot in window sash

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1890

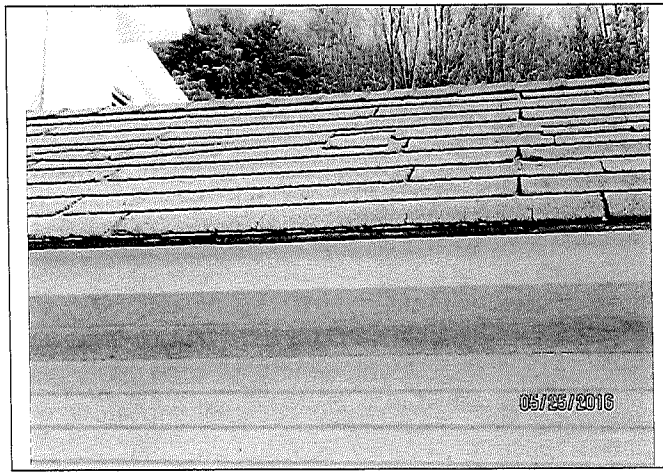
Description:
Rot in window sash

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1891

Description:
Right bulkhead roof in poor condition

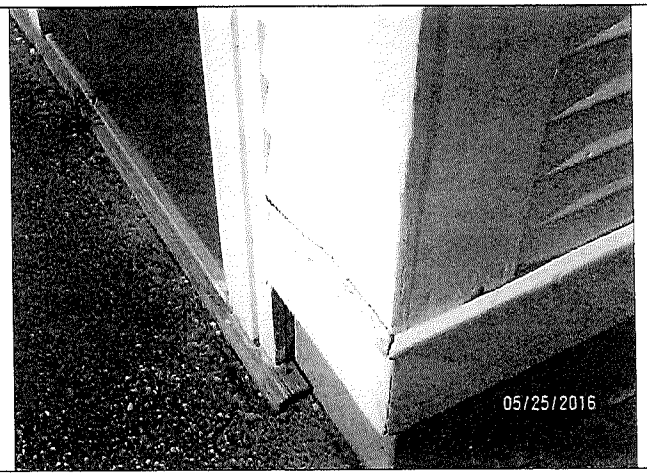


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1892

Description:
Right bulkhead roof in poor condition

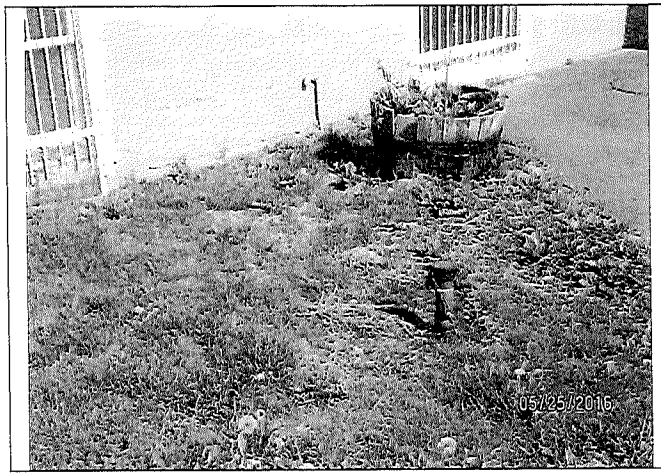


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1894

Description:
Cracked lower trim at right entry

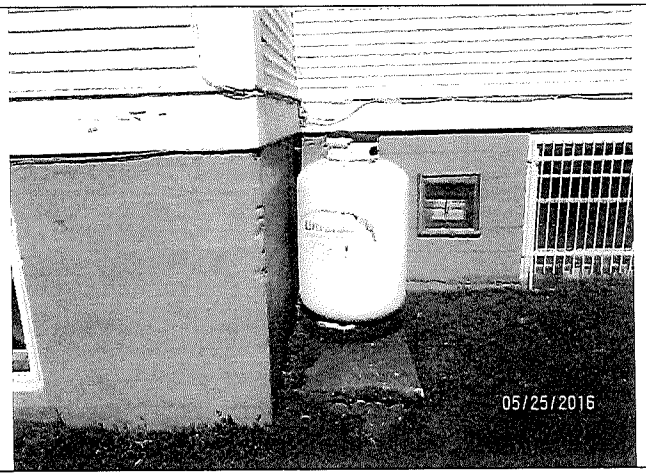


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1895

Description:
Underground fuel storage tank

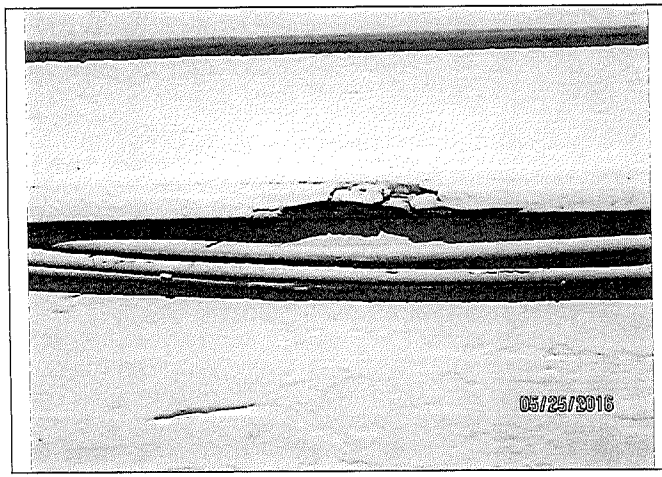


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1896

Description:
Propane storage tank



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1897

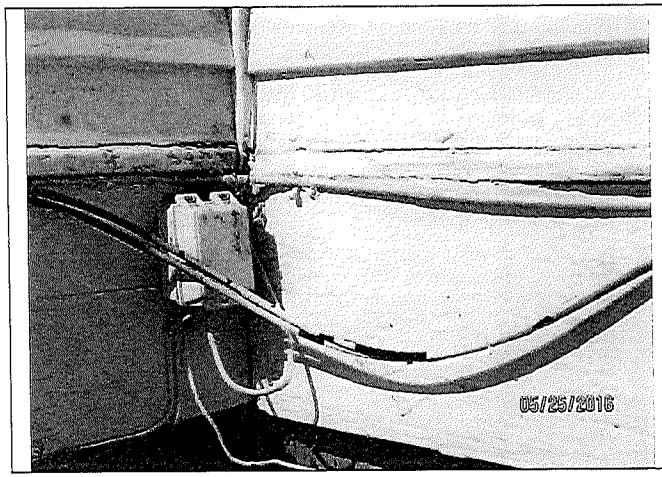
Description:
Deteriorated trim

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1898

Description:
Deteriorated trim

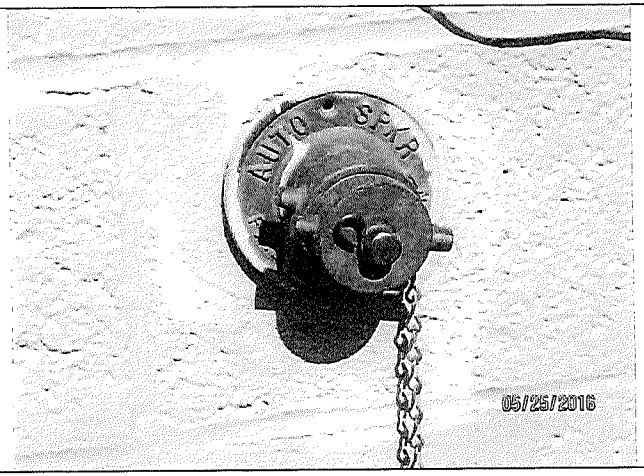


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1899

Description:
Deteriorated trim



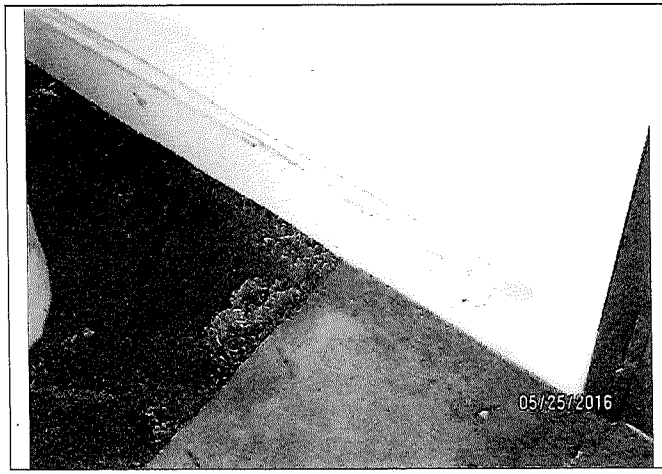
Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1900

Description:
Sprinkler connection

CRITERIUM
LALANCETTE ENGINEERS



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1901

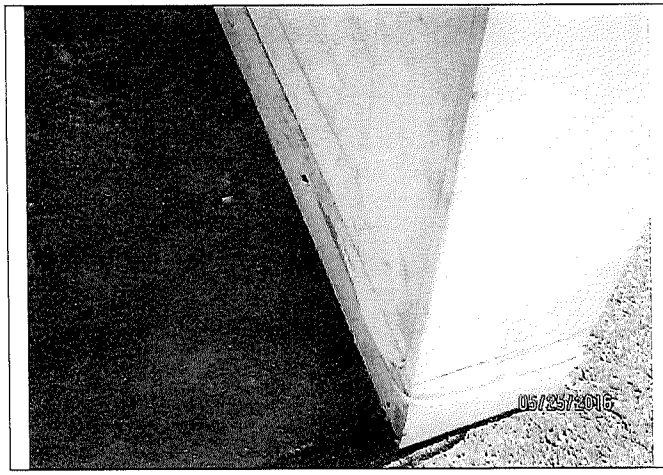
Description:
Cracked lower trim

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1902

Description:
Siding repair needed by right rear entry

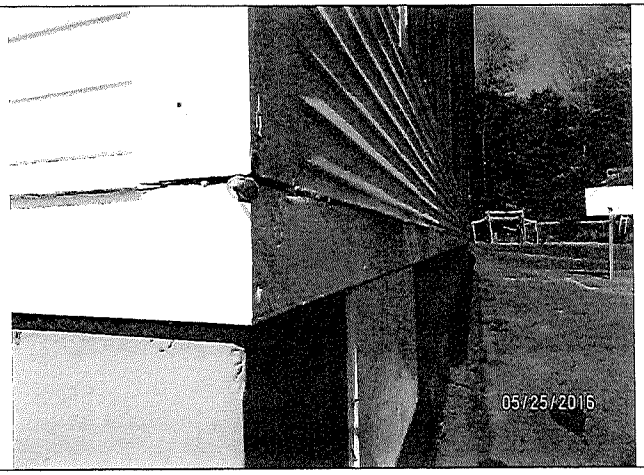


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1903

Description:
Deteriorated lower trim



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1904

Description:
Deteriorated drip edge at rear of building

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1905

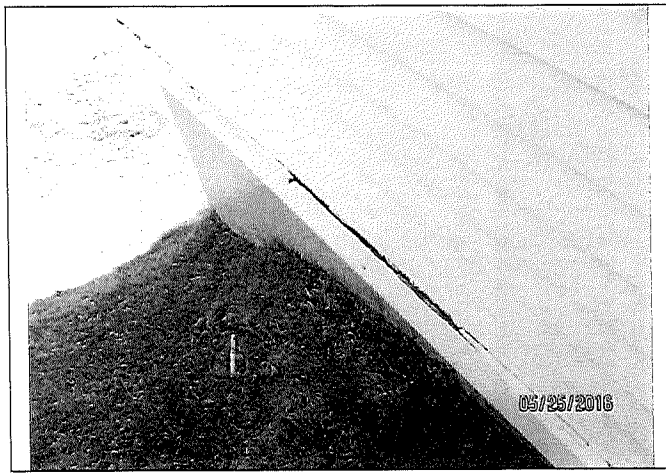
Description:
Add cap at perimeter drain cleanout

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1906

Description:
Sloughing of left rear bank

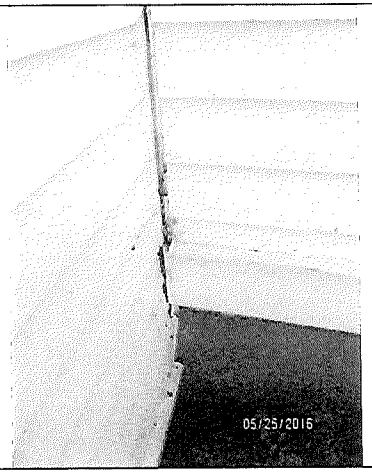


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1907

Description:
Damaged lower trim at left rear of building

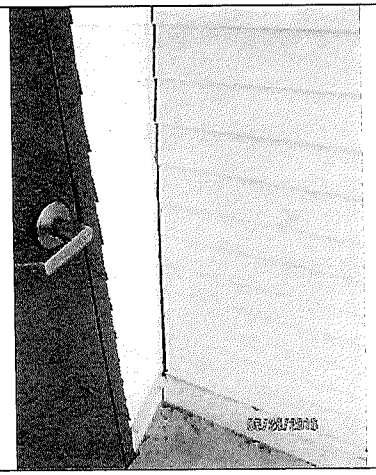


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1908

Description:
Left rear entry has heaved and settled

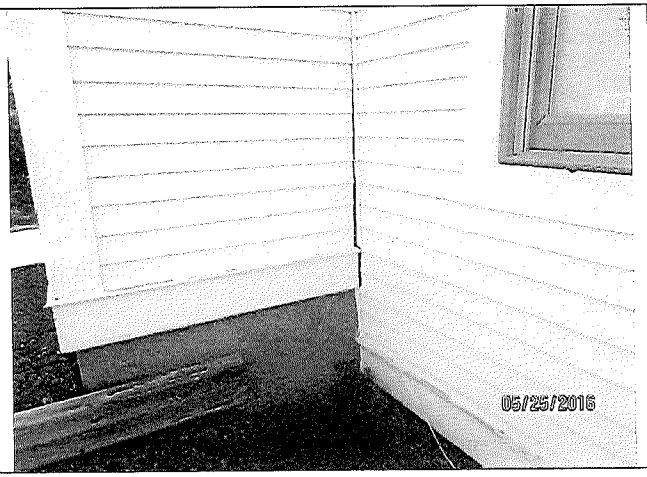


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1909

Description:
Left rear entry has heaved and settled

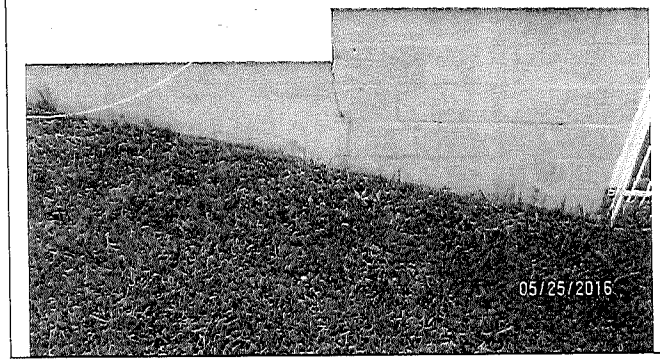


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1911

Description:
Left rear entry has heaved and settled

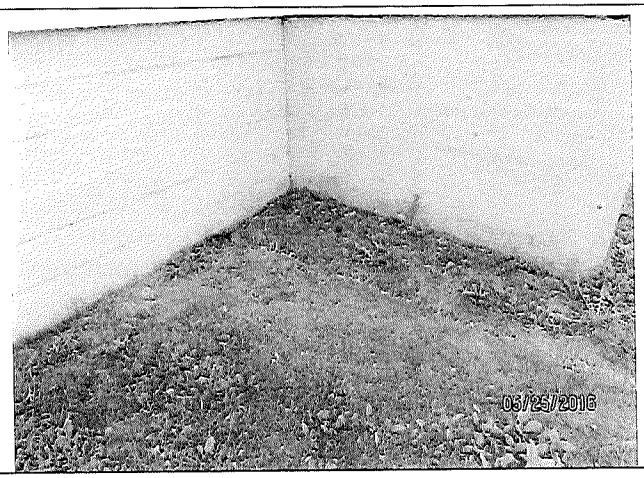


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1912

Description:
Crack in foundation at left rear of building

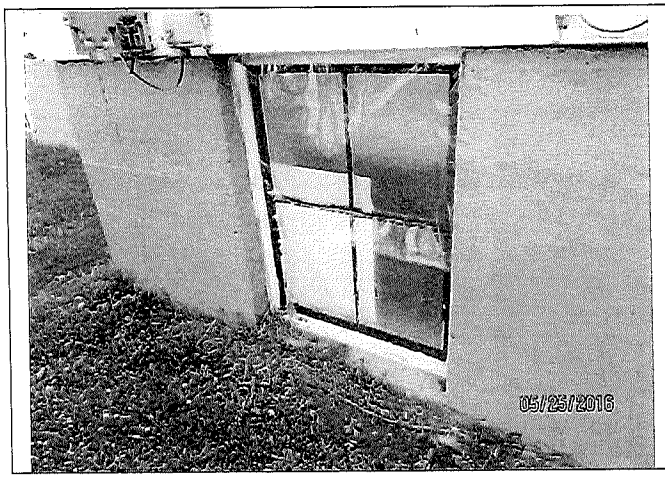


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1913

Description:
Low spots in grade



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1914

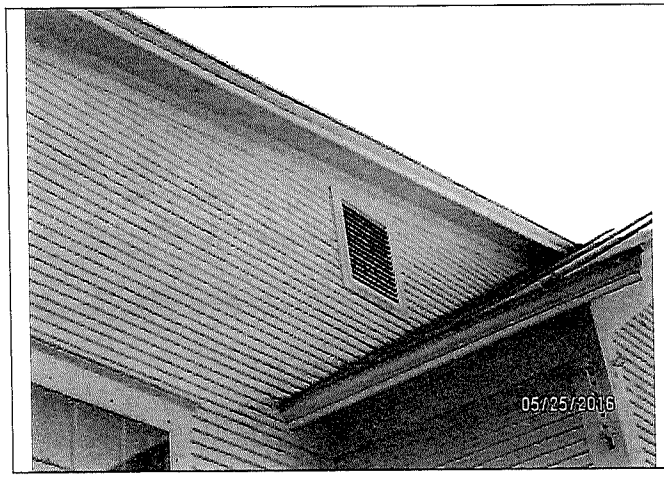
Description:
Basement window in poor condition / No storm window

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1915

Description:
Basement window in poor condition / No storm window

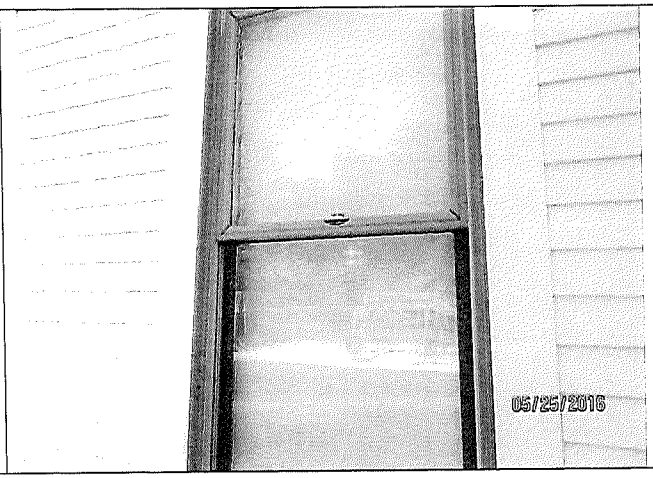


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1916

Description:
Gable vent



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1918

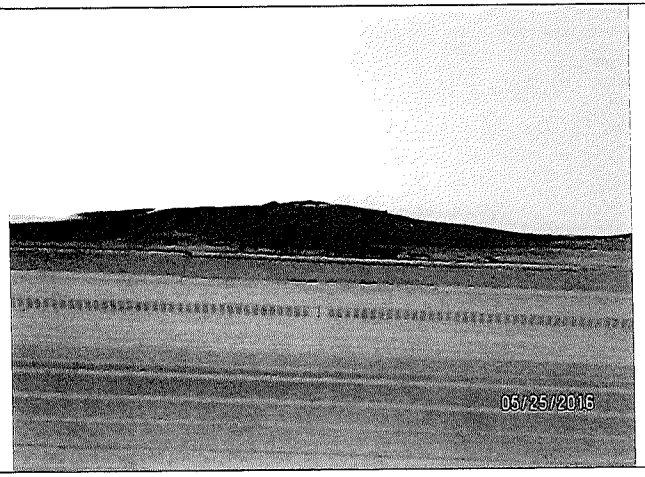
Description:
Damaged trim at newer window

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1919

Description:
Damaged trim at left rear window

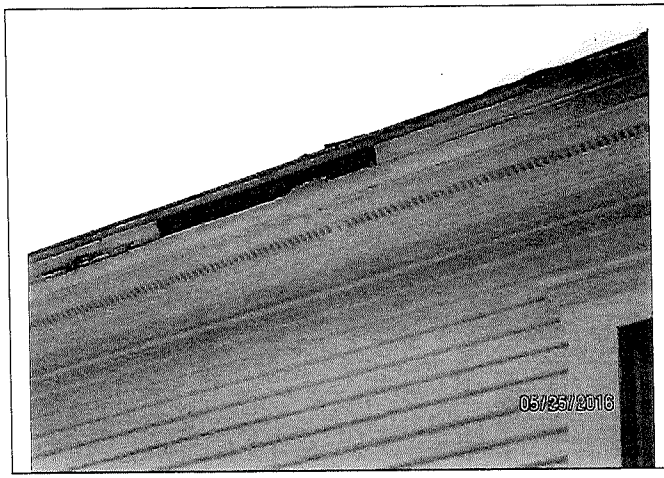


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1920

Description:
Deterioration of soffit trim

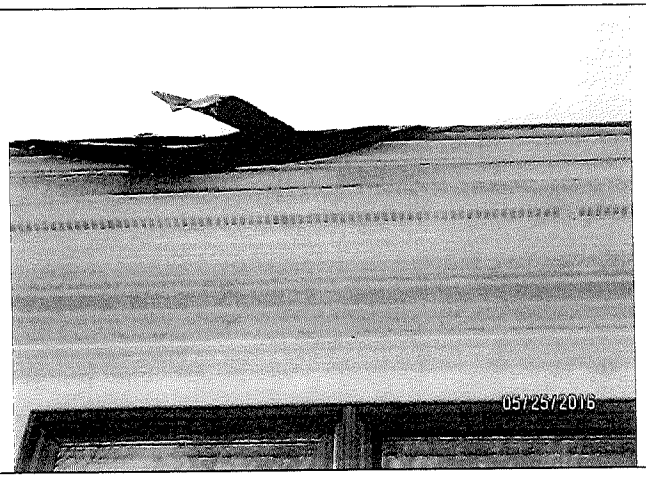


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1921

Description:
Deterioration of soffit trim



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1922

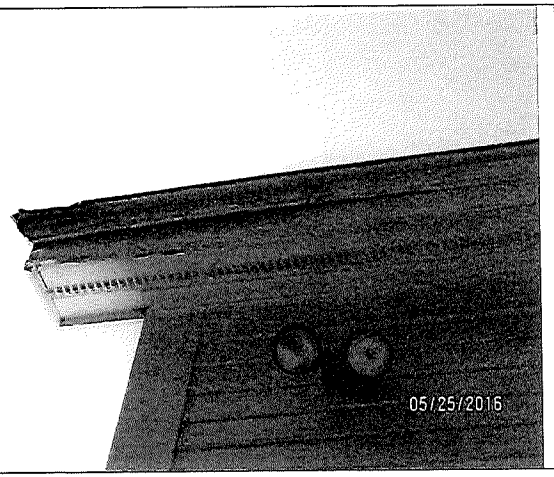
Description:
Damaged roofing

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1923

Description:
Deteriorated trim at newer window

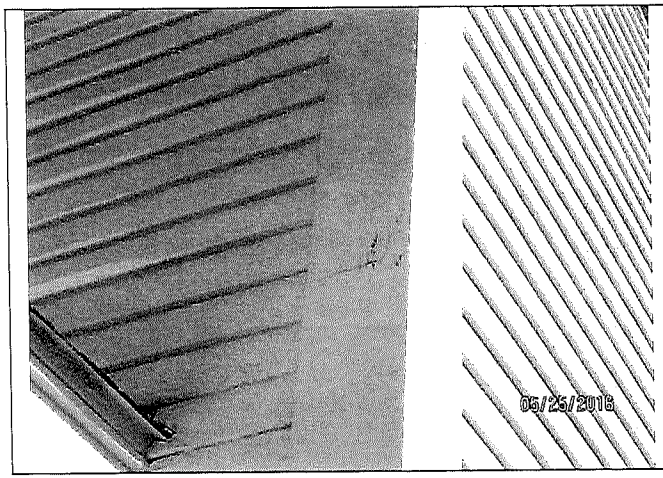


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1924

Description:
Deteriorated soffit trim

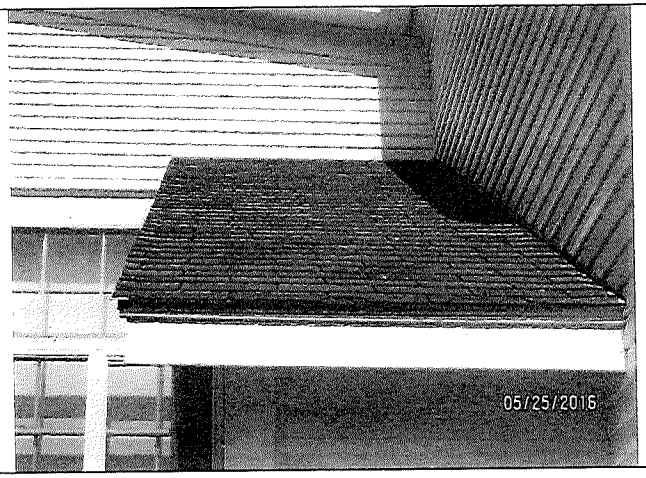


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1925

Description:
Rot in corner trim



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1926

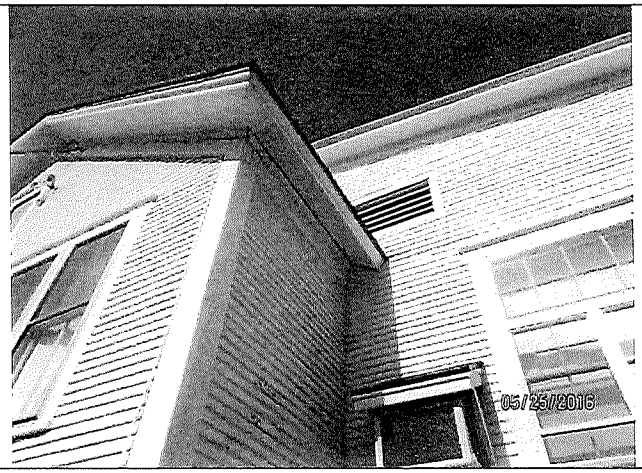
Description:
Roof over right front entry

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1927

Description:
Standing seam metal roof

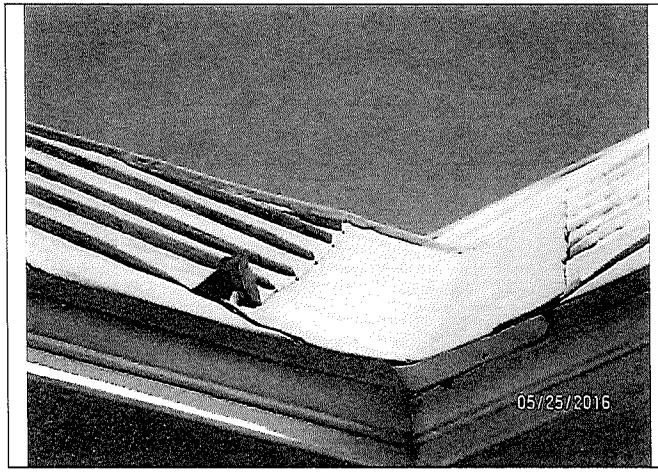


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1928

Description:
Trim spray foam insulation



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1929

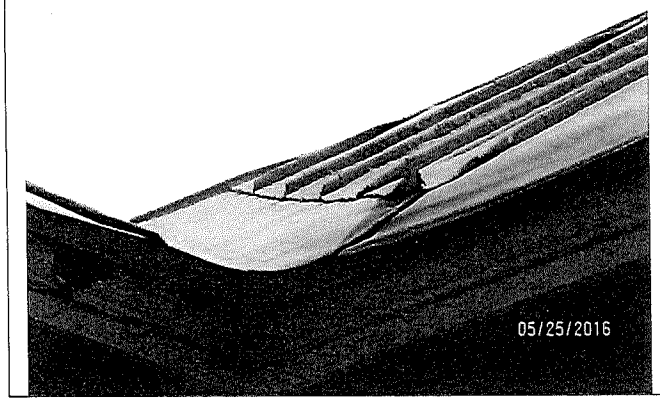
Description:
Roof repair needed at front valley

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1930

Description:
Chimney above roof

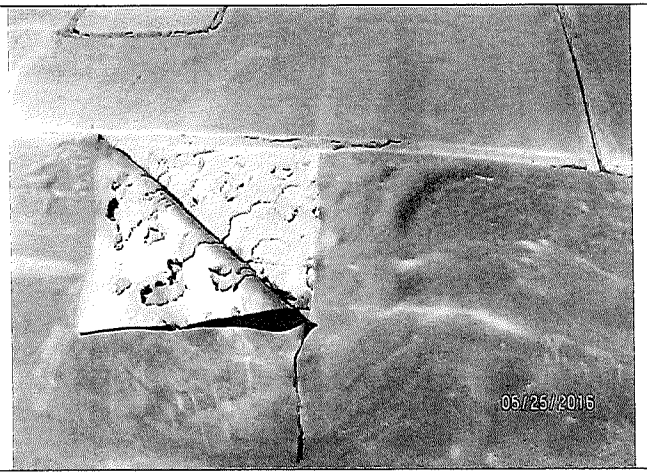


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1931

Description:
Roof repair needed at front valley



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1932

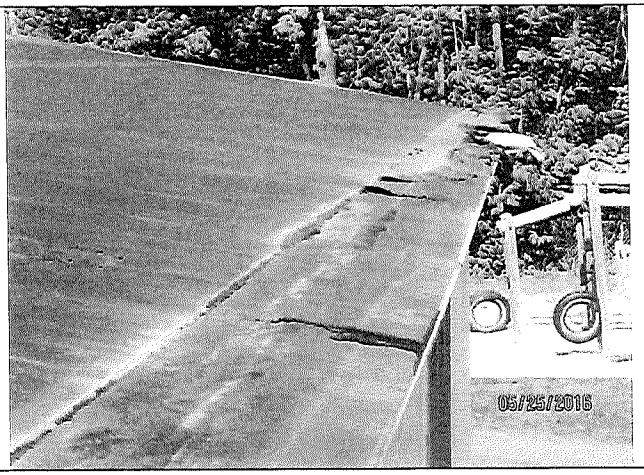
Description:
Seam opening on rear membrane roof

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1933

Description:
Seam opening on rear membrane roof

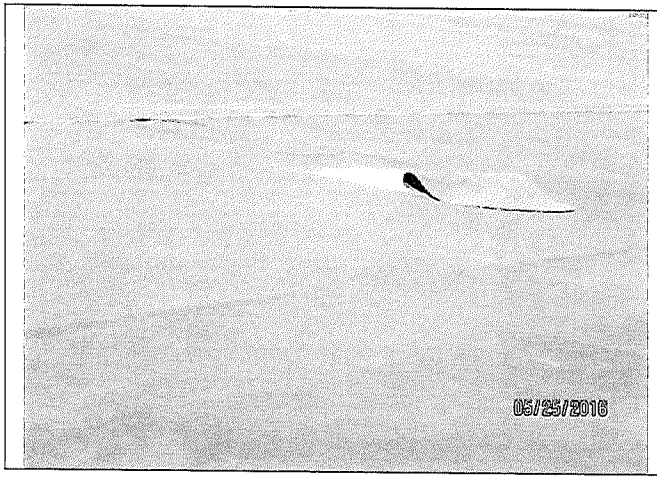


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1934

Description:
Rear membrane roof in poor condition

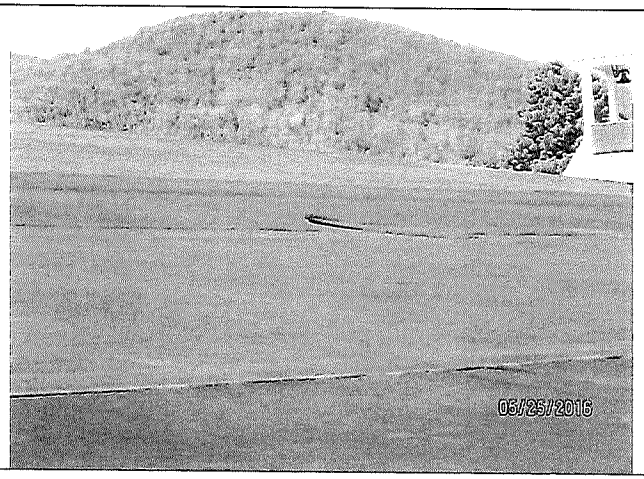


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1935

Description:
Loose patch at rear membrane roof



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1936

Description:
Loose patch at rear membrane roof

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1937

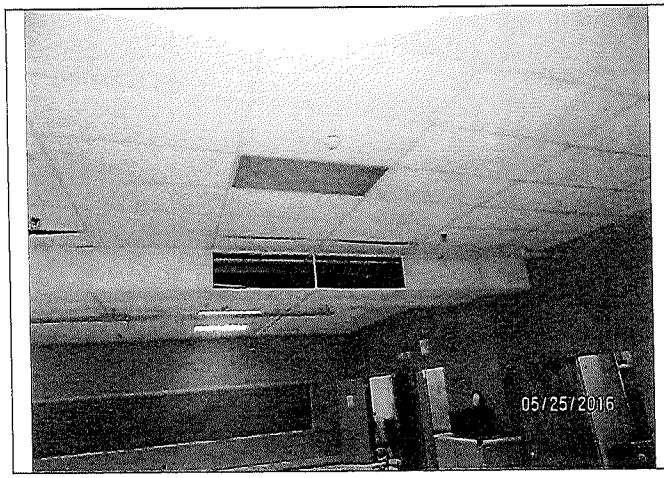
Description:
Fire alarm panel

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1939

Description:
Multipurpose room

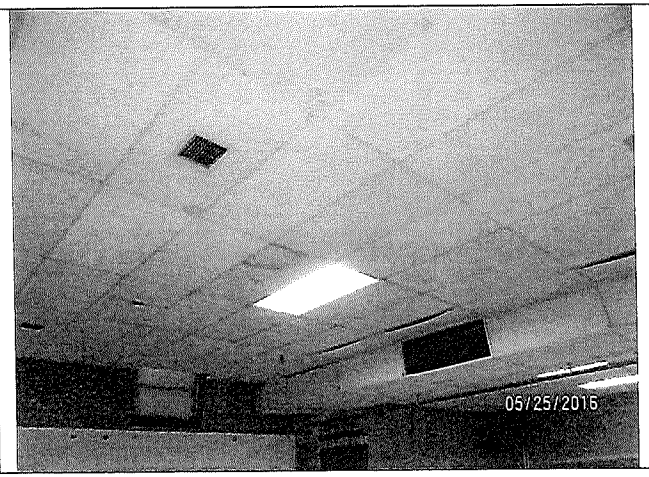


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1940

Description:
Tile repair needed at multipurpose room

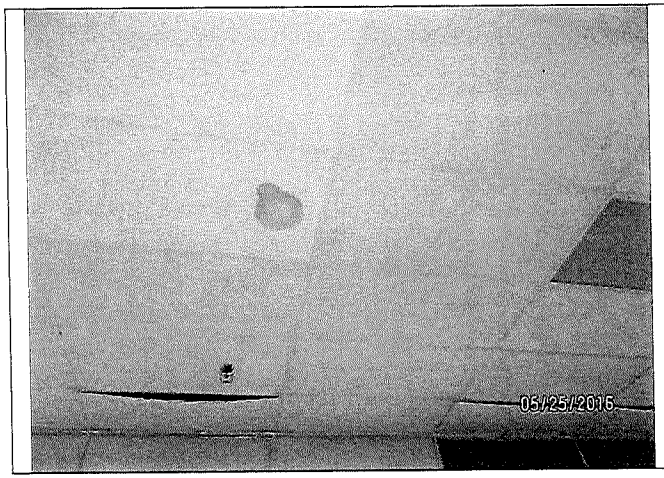


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1941

Description:
Leakage on ceiling at multipurpose

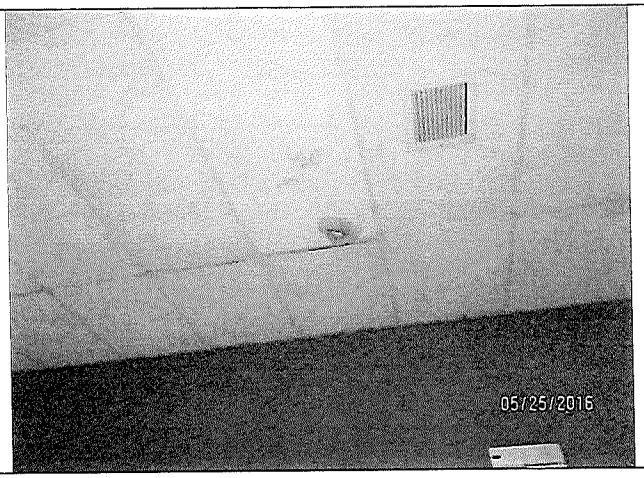


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1942

Description:
Leakage on ceiling at multipurpose room

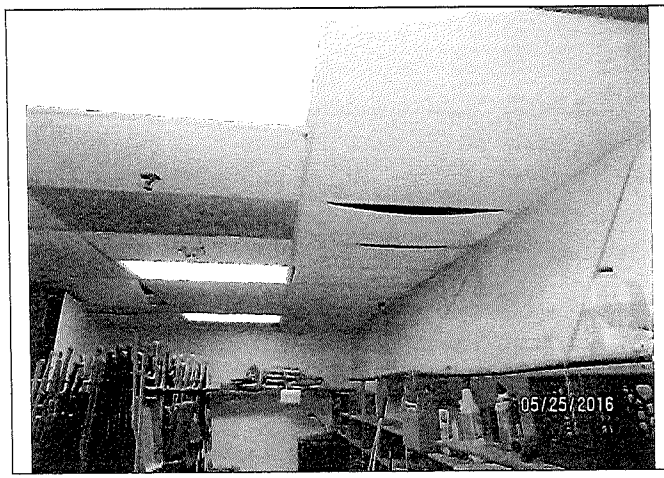


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1943

Description:
Leakage on ceiling at multipurpose room

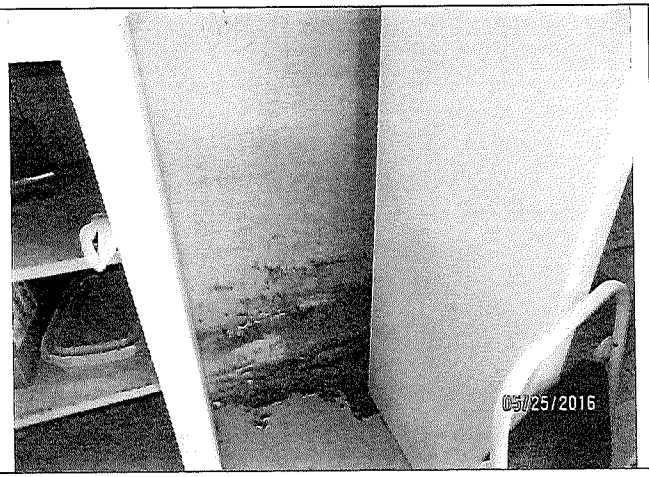


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1944

Description:
Ceiling tile repair needed in lower storage closet

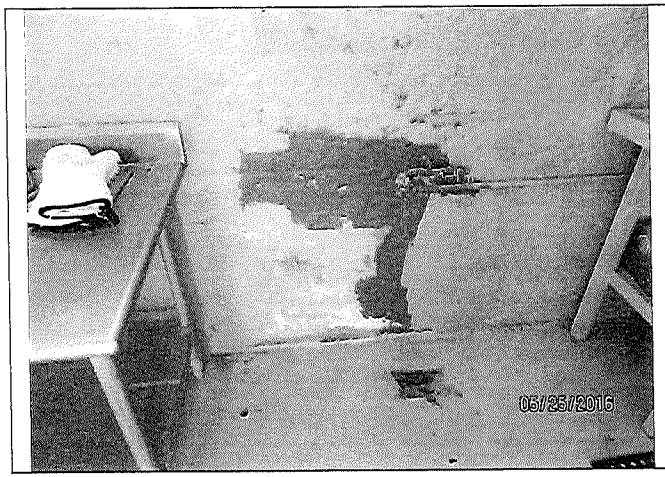


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1946

Description:
Evidence of moisture entry in kitchen

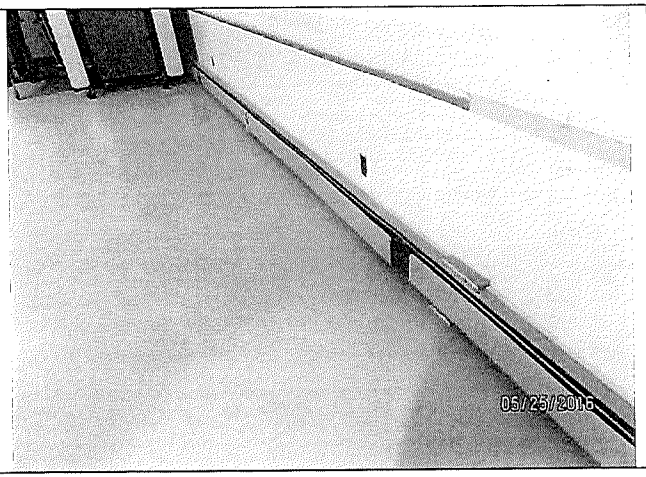


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1947

Description:
Evidence of moisture entry in kitchen

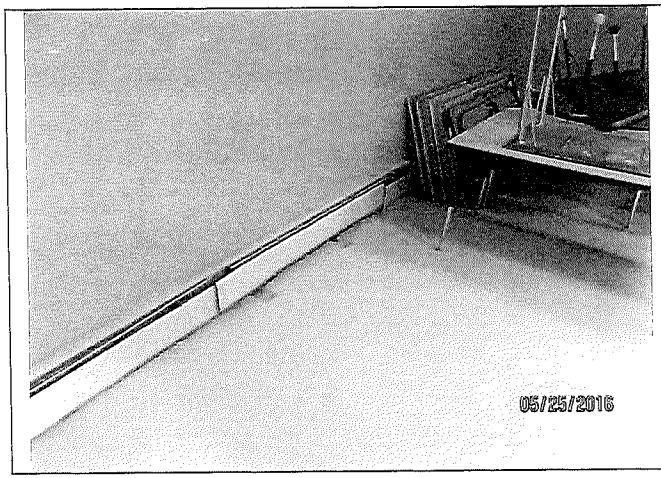


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1948

Description:
Baseboard enclosure repair needed

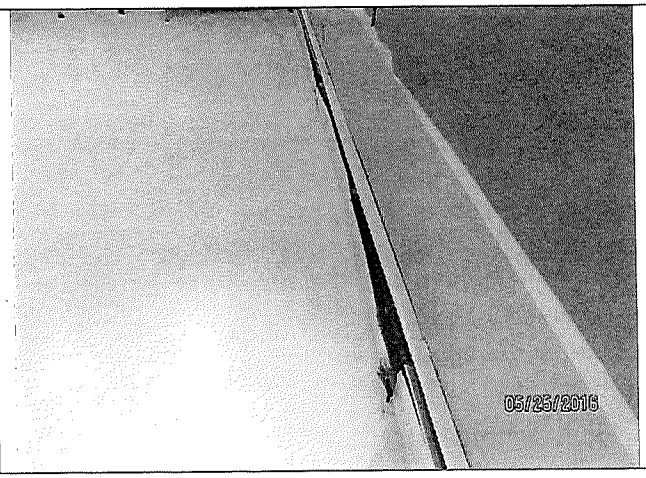


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1949

Description:
Baseboard enclosure repair needed

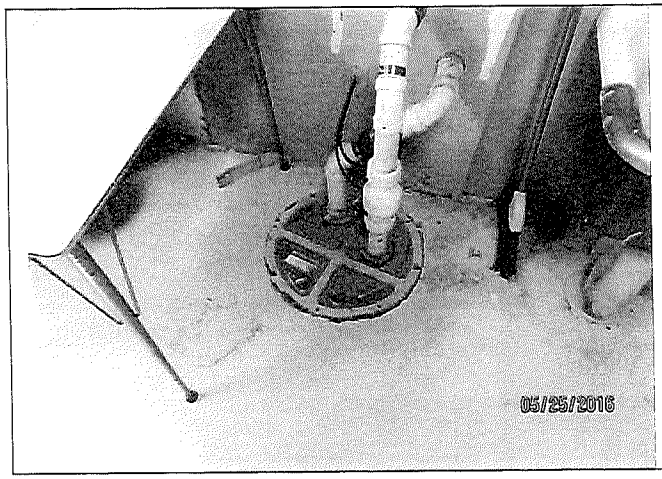


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1950

Description:
Baseboard enclosure repair needed

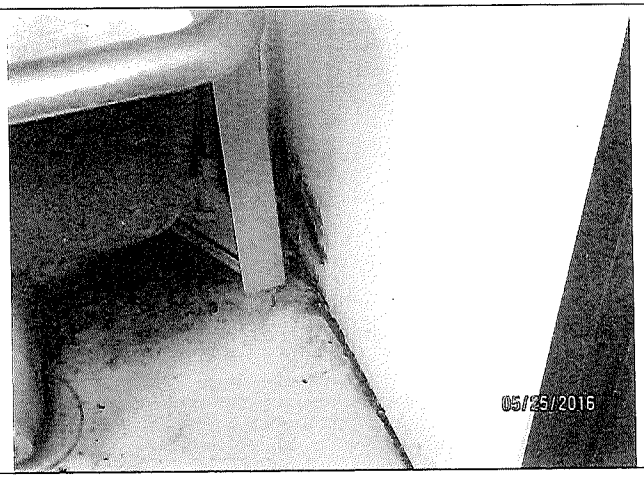


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1951

Description:
Waste pump for janitor sink



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1952

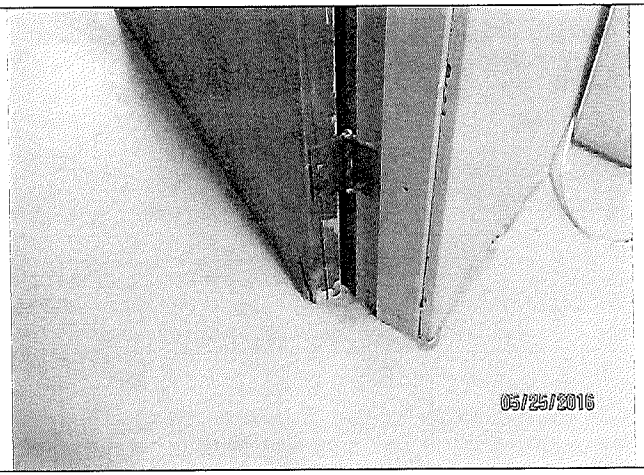
Description:
Mold on wall near janitor's sink

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1953

Description:
Waste pump for kitchen sink

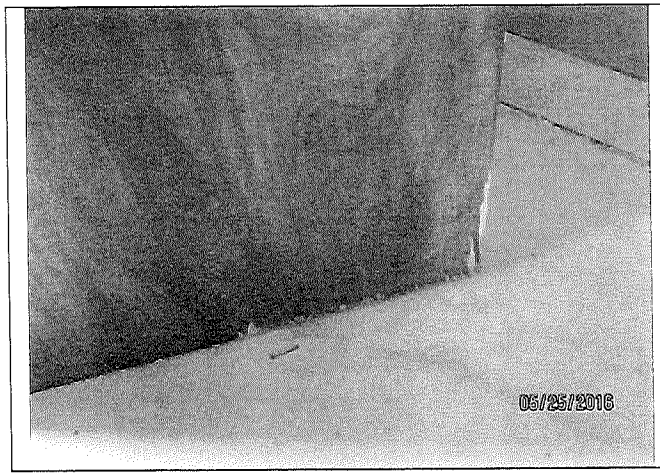


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1954

Description:
Deteriorated door

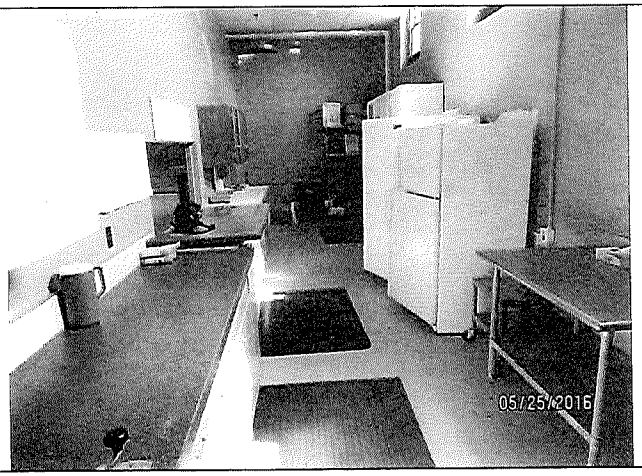


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1955

Description:
Deteriorated door

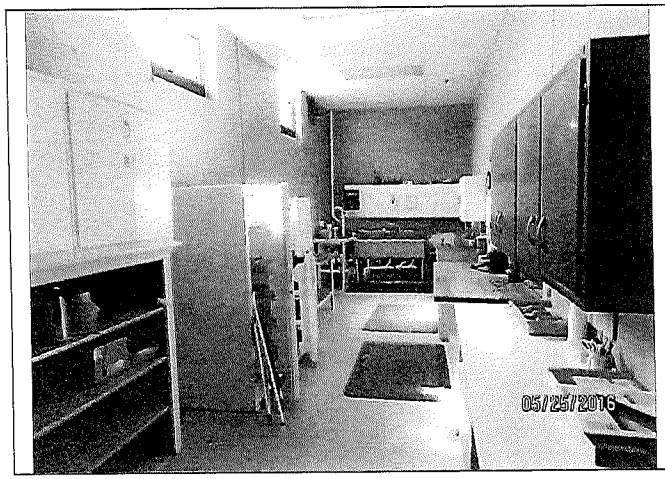


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1956

Description:
Kitchen area

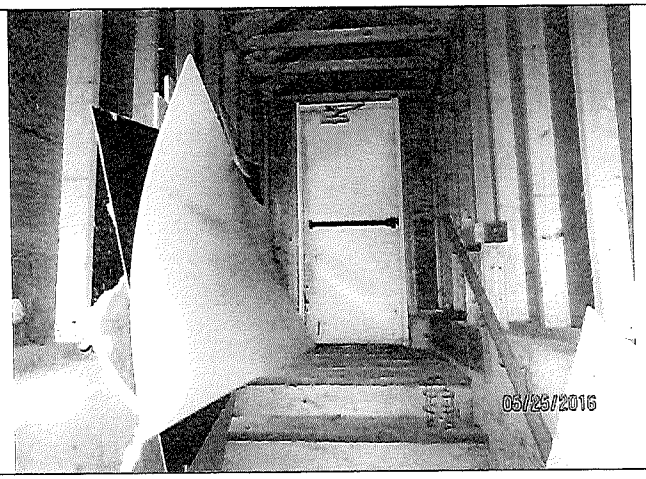


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1957

Description:
Kitchen area

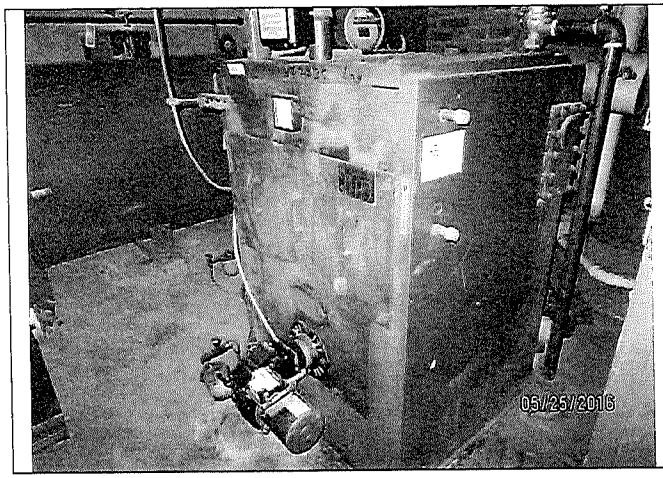


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1959

Description:
Left bulkhead entry

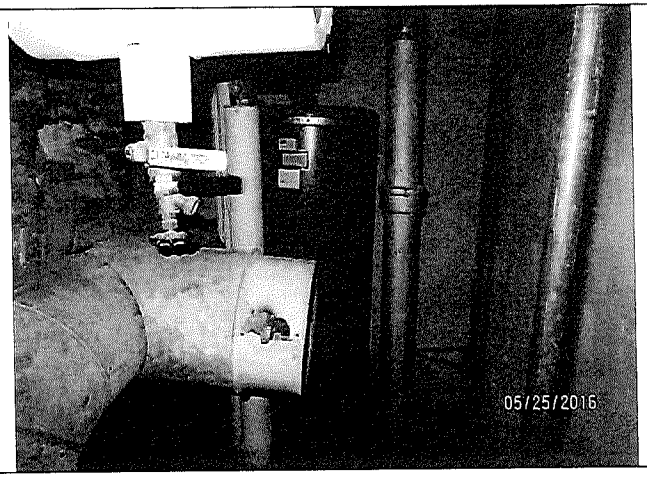


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1960

Description:
Heating unit

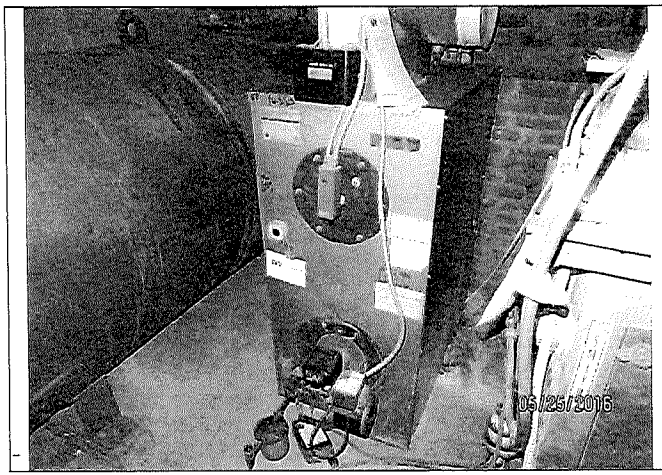


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1961

Description:
Indirect water heater

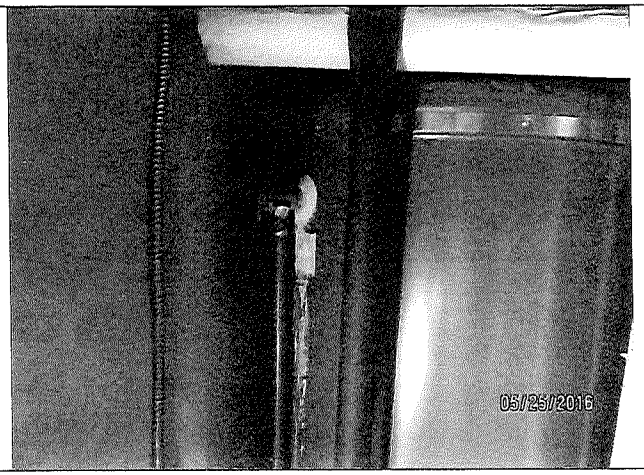


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1963

Description:
Heating unit #2

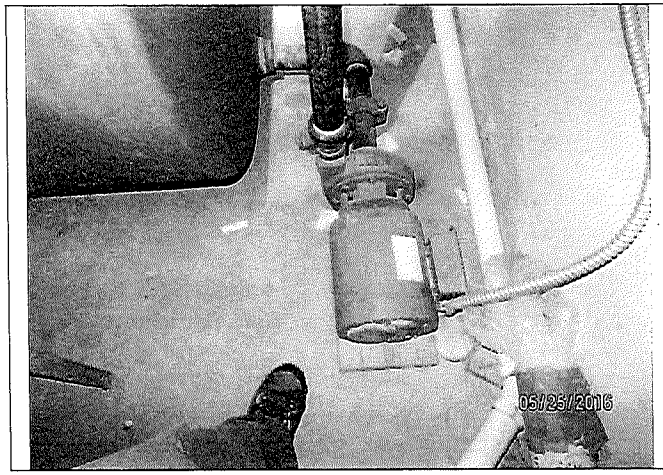


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1965

Description:
Corrosion at relief valve on water heater

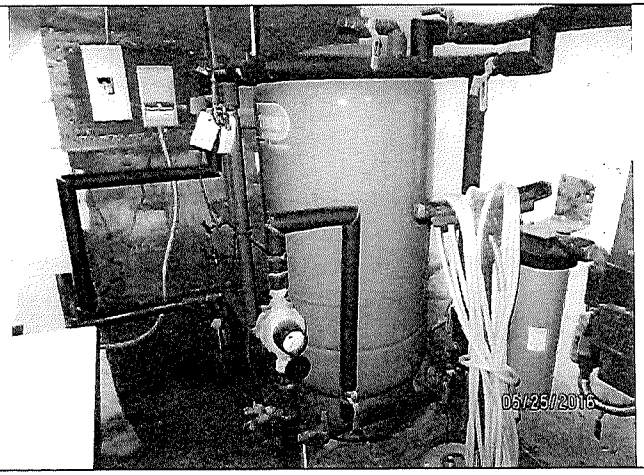


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1967

Description:
Pump for sprinkler system



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1969

Description:
Water pumping equipment

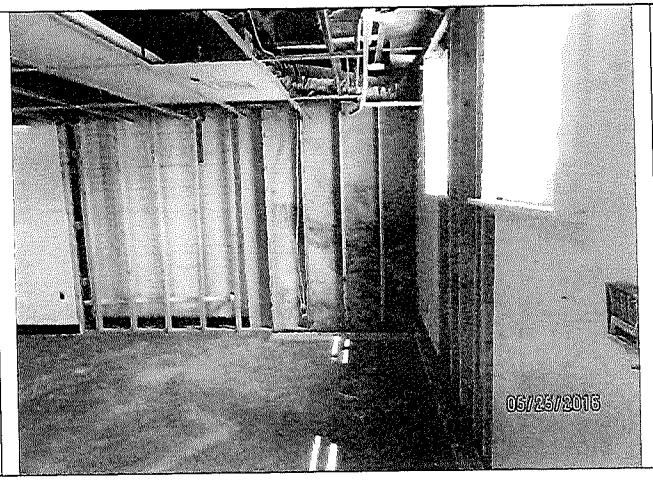
Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1970

Description:
Sediment and ultraviolet filters

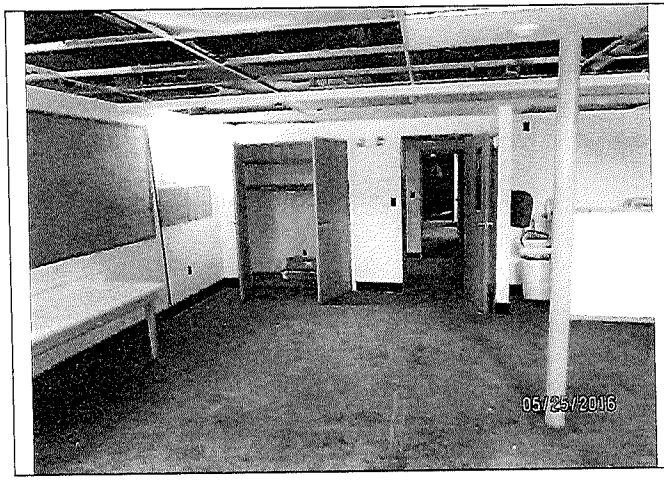


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1971

Description:
Interior finish removed



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1972

Description:
Interior finish in poor condition

Location:
7313 US Route 4
Bridgewater, VT

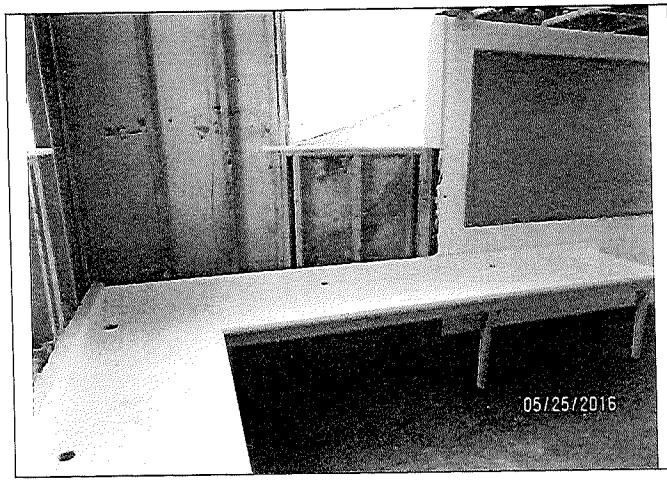
Photo Taken By:
Richard Lalancette, P.E.

IMG: 1973

Description:
Ceiling tile repair needed

CRITERIUM
LALANCETTE ENGINEERS

Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1974

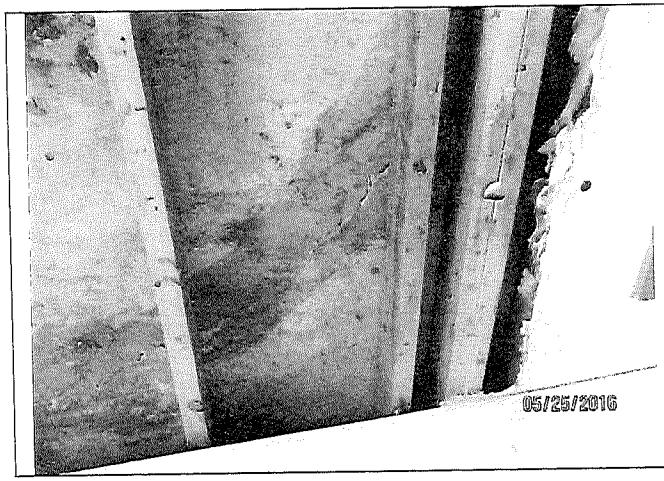
Description:
Interior finish in poor condition

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1975

Description:
Evidence of leakage in front basement

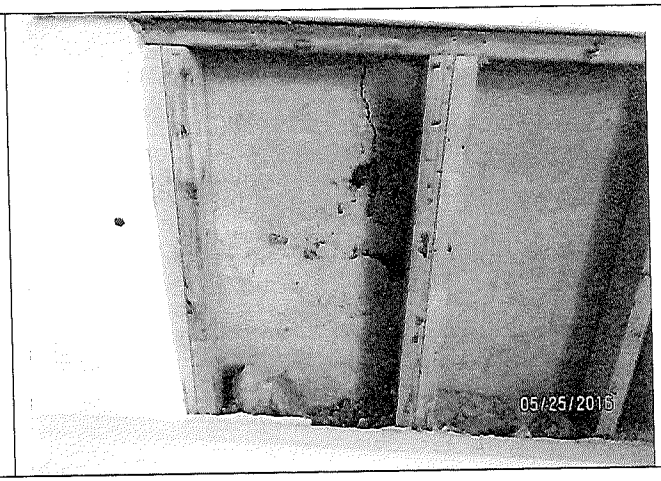


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1976

Description:
Wall crack in basement



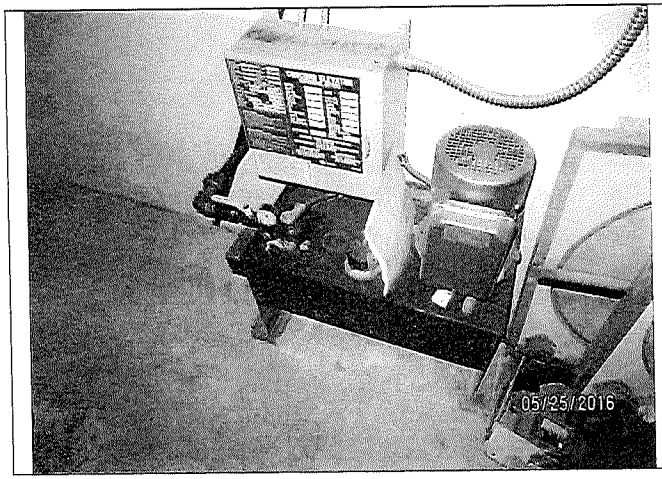
Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1977

Description:
Wall crack in basement

CRITERIUM
LALANCETTE ENGINEERS

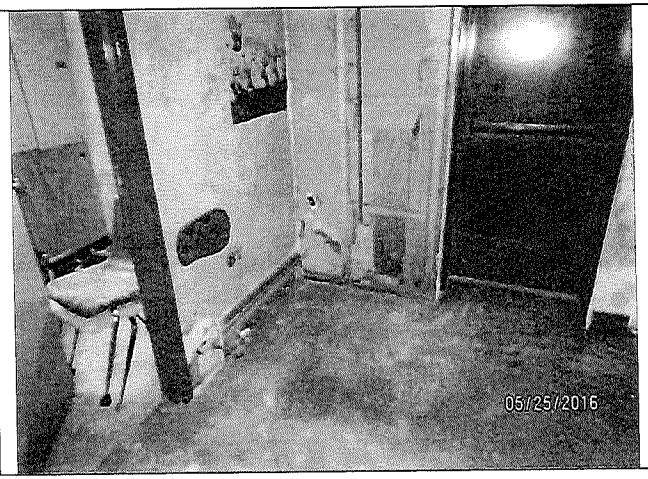


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1978

Description:
Elevator equipment

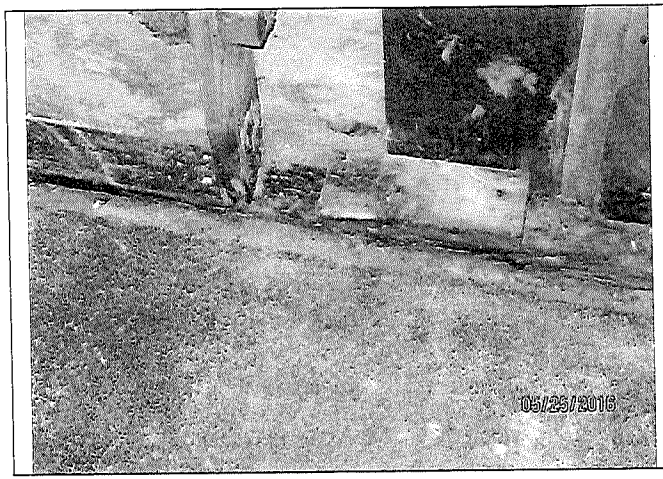


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1980

Description:
Interior finish repair needed

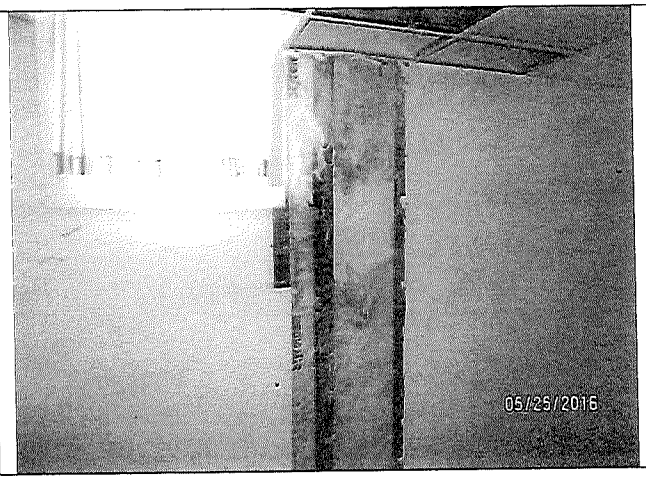


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1981

Description:
Rot in lower plate of interior basement wall

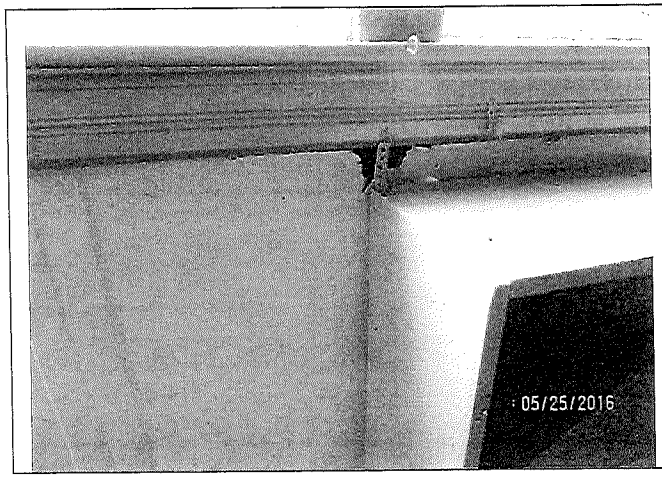


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1982

Description:
Interior finish repair needed

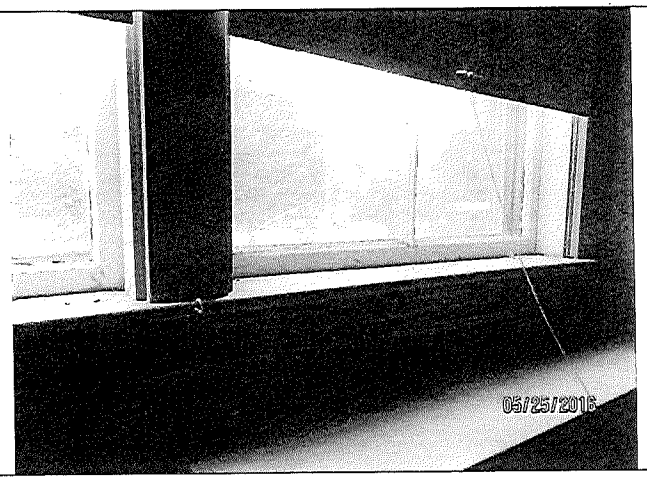


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1983

Description:
Interior finish repair needed

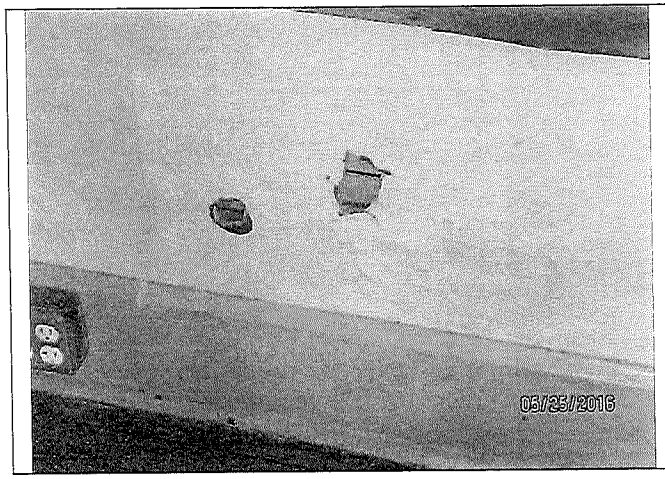


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1984

Description:
Cracked window pane (one of many)

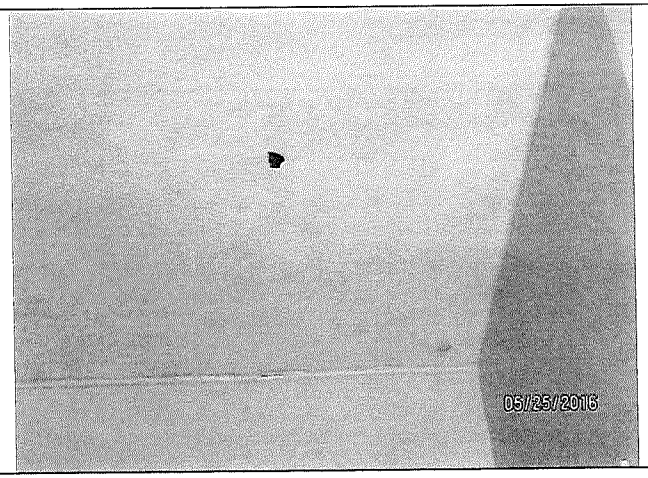


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1985

Description:
Plaster repair needed



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1986

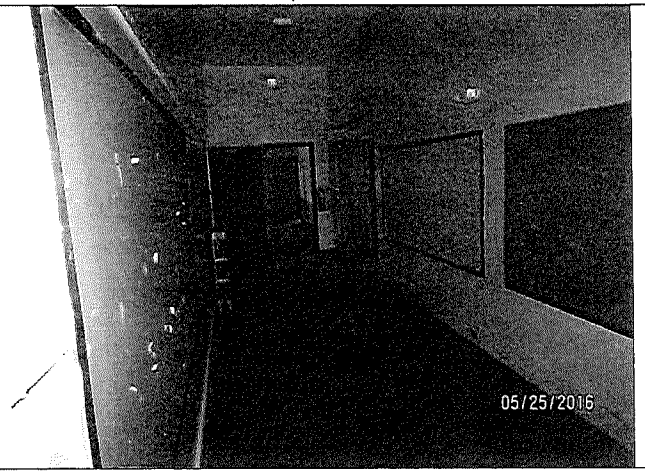
Description:
Deterioration of tin ceiling

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1987

Description:
Typical classroom

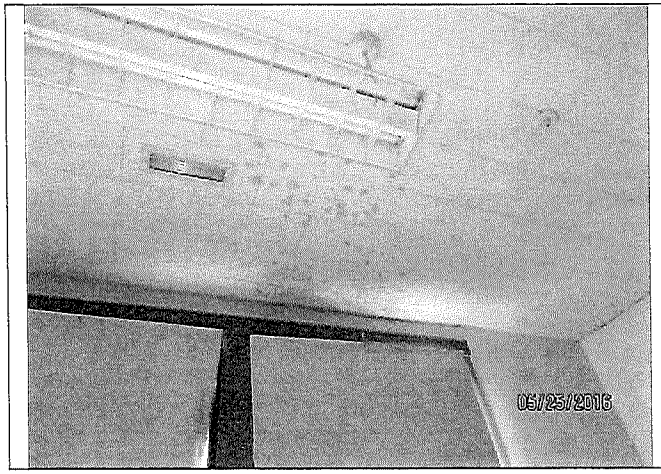


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1988

Description:
Upper front hall

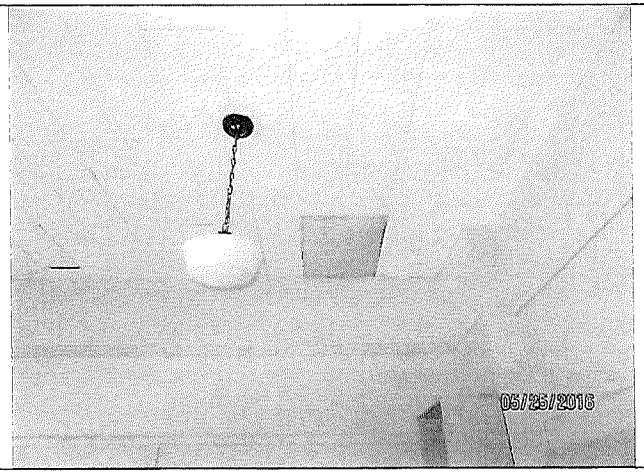


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1989

Description:
Leakage on ceiling



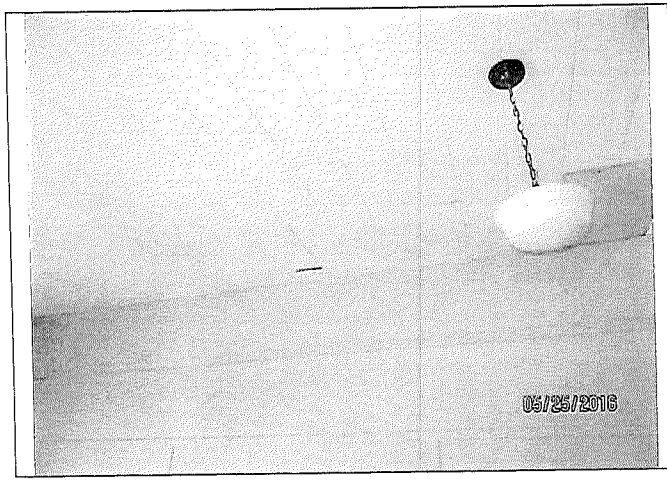
Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1990

Description:
Tile ceiling has been patched

Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016

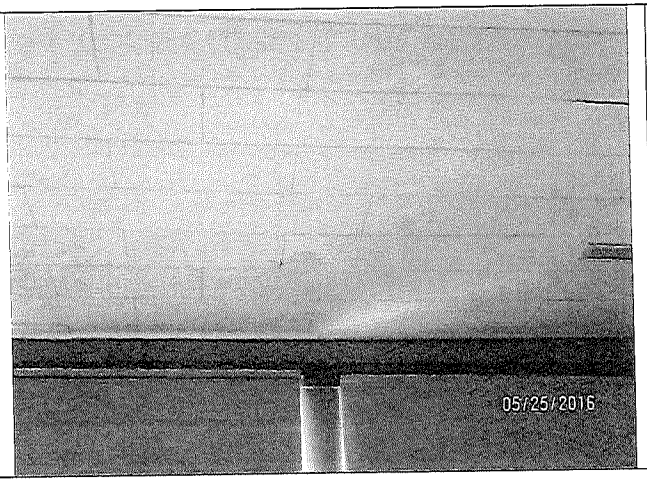


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1991

Description:
Tile ceiling needs repair

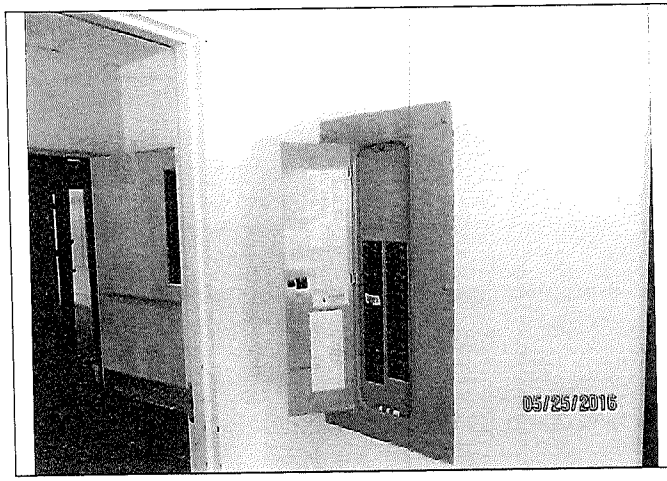


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1992

Description:
Evidence of leakage on ceiling

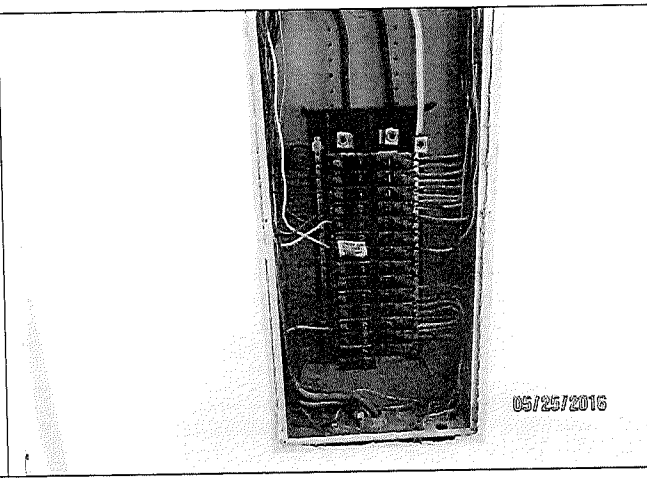


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1993

Description:
Auxiliary service panel



Location:
7313 US Route 4
Bridgewater, VT

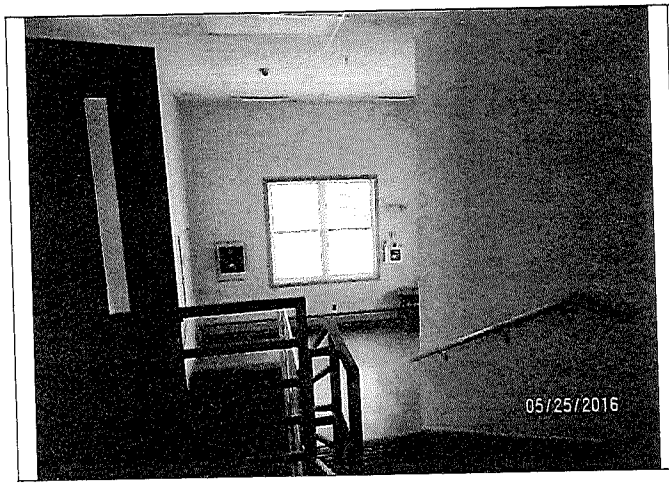
Photo Taken By:
Richard Lalancette, P.E.

IMG: 1994

Description:
Interior of auxiliary panel

CRITERIUM
LALANCETTE ENGINEERS

Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1995

Description:
Right rear entry

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1996

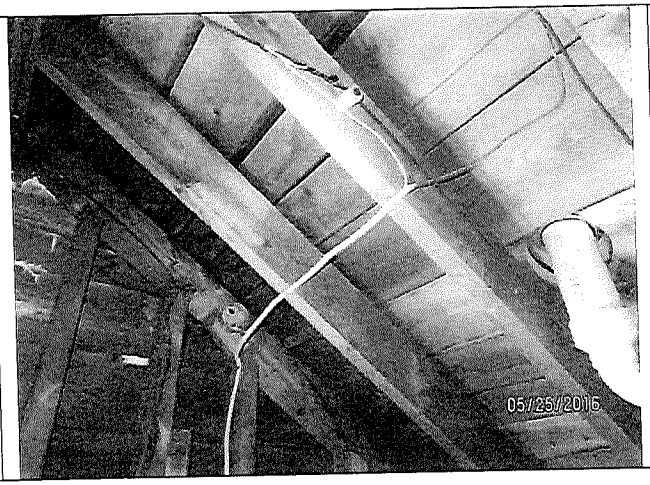
Description:
Cracked interior window

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1997

Description:
Upper attic / Knob and tube wiring



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1998

Description:
Upper attic / Knob and tube wiring

CRITERIUM
LALANCETTE ENGINEERS

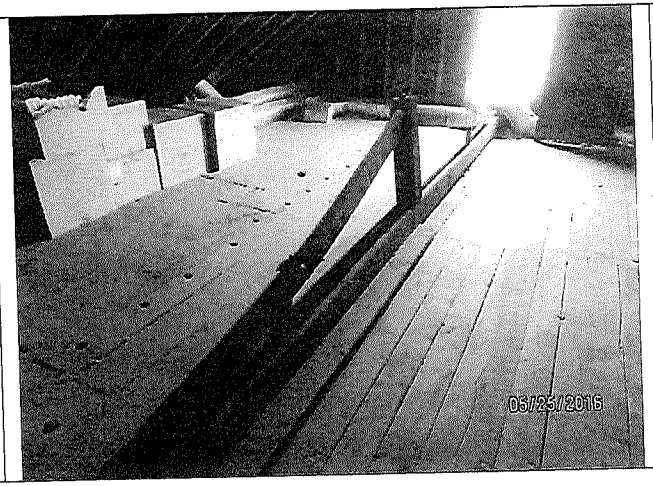
Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016

Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 1999

Description:
Left truss has been braced

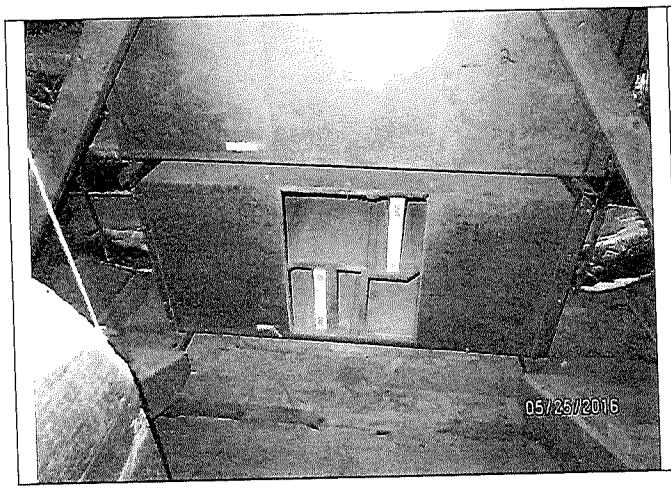


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 2000

Description:
Right truss in attic is leaning

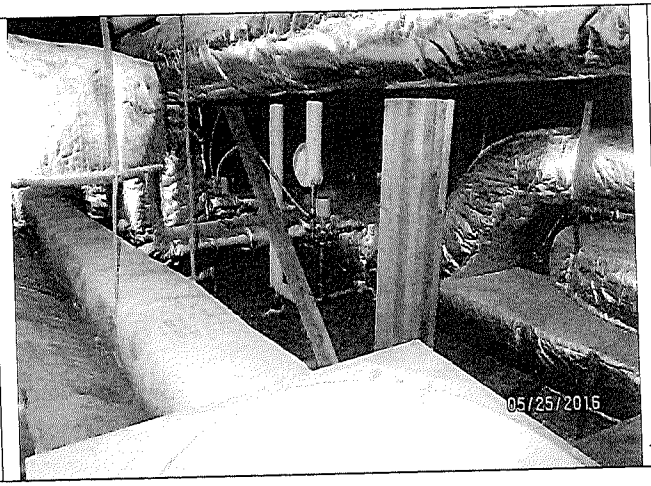


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 2002

Description:
Repair air handler system in attic



Location:
7313 US Route 4
Bridgewater, VT

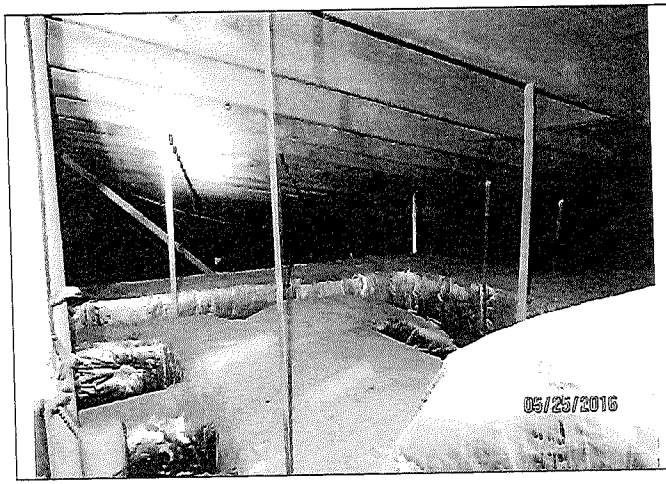
Photo Taken By:
Richard Lalancette, P.E.

IMG: 2003

Description:
Heating coil in air handling system

CRITERIUM
LALANCETTE ENGINEERS

Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
May 27, 2016

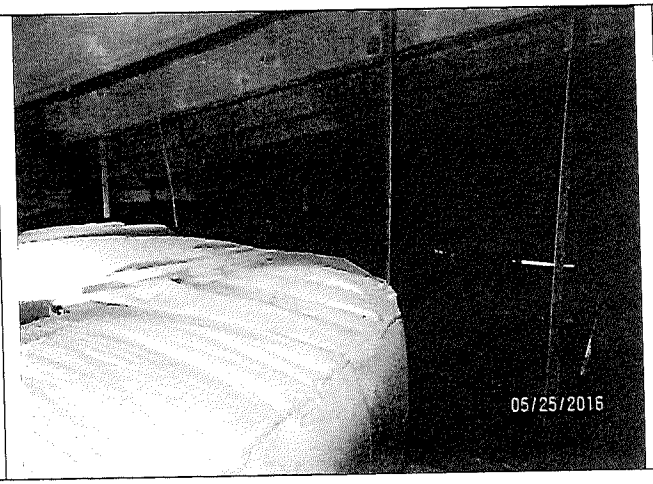


Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 2004

Description:
Center attic



Location:
7313 US Route 4
Bridgewater, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 2005

Description:
Center attic

CRITERIUM
LALANCETTE ENGINEERS

INSPECTION CHECK LIST

Date: 5/25/2016   Job #: 16-36926   Weather: FAIR 60°F   Page 1 of ____

Inspected by: Richard Lalancette, P.E.   2 1/2 STORY   Present: ACCESS BY [illegible] / RUTHAT3 1991

For: Town of Bridgewater
Attn: Town Select Board & Ms. Nancy Robinson
7335 US Route 4
Bridgewater VT 05034

Location: (Your) Bridgewater Village School
7313 US Route 4
Bridgewater, VT 05034

I. OUTSIDE

1. Ground Slope: Good __ Fair ✓ Poor __; Low Spots: Yes ✓ 2. No. Elec. Wires: 3 Over ✓ Under ___ Main [illegible]
3. Termites: None apparent ✓ Evidences of Insects or rot: ________ 4. Cracks in Foundation Wall: Yes __ NV __ Foundation Insulation? Yes __ No __
5. Exterior Walls: Brick ___ Wood Siding ✓ Wood/Asbestos Shingles ___ Stucco/Stone ___ Aluminum ___ Vinyl ___ T1-11 ___ Composite Claps ___
Other ________ Condition: Good __ Fair ✓ Poor __ Repairs: ________
6. Roof: Asphalt Shingles ✓ Slate ___ Wood Shingles/Shakes ___ Built-Up ___ Membrane ✓ SS Metal ✓ Cor Metal ___ Rolled ___
Other: ________ Condition: Good __ Fair ✓ Poor ✓; 2end layer? ___ Plumbing VTR? ___ Skylights? ___ Other: ________
7. Gutters & Leaders: PVC __ Aluminum __ Galv. __ Copper __ Wood __ None ✓ Drains/Dry Wells: Yes __ No ✓ Condition: Good __ Fair __ Poor __
Repair/Replacement: Yes __ No __ Explain: ________ Perimeter Drains: Yes ✓ No [illegible]
8. Putty: Serviceable __ Required ✓ Panes Cracked: Yes ✓ No __ Not Visible __; Window Repairs? ________
9. Stormsash: Wood __ Alum. ✓ Wood & Alum. __ Steel __ None __ Not All ✓ Thermal panes ✓ Needed on Non-Thermo pane Fixed Panes ___
Condition: Good __ Fair __ Poor __; Repairs Indicated: Yes __ No __; Explain: NO STORMS LF BSMT [illegible]
10. Exterior Paint or Stain: Good __ Fair ✓ Poor __ Trim Paint or Stain: Good __ Fair ✓ Poor __ needed: ________
11. Caulking: Serviceable __ Required ✓ at: Chimney. ___; Diff. Mat. ✓ Windows/doors __; other ________
12. Trim Repairs/Replacement needed: Yes ✓ No __ Explain: ________
13. Wall Insulation: None Apparent __ Evidence of 3" ✓ 6" __ Type [illegible] Other Comments:

ROOF ON L BULKHEAD POOR LF LL WINDOW SCREENS DAMAGED   ROT IN RF LL WINDOW TRIM
DOOR @ L BULKHEAD POOR " " " " MISSING   ROT IN SASH RF LL WINDOW
[illegible]   SPRAY FOAM L F [illegible] POORLY [illegible] MISSING SCREENS RF LL WINDOW
[illegible]   [illegible] ON [illegible] GRADE/[illegible]   A/S ROOF R BULKHEAD POOR
ROT IN TRIM LF LL WINDOWS ASPHALT DRAIN PAINT F-P [illegible] RF CRACKED LOWER TRIM R [illegible]

II. BASEMENT/UTILITY ROOM/CRAWL AREA; MECHANICAL/ELECTRICAL

1. Finished/ insulated? __ Full? __ Part? ✓ Walls ✓ Ceilings ✓ Sill Pockets __ Other: ________ Hand Rail at stair; Y ✓ N __
2. Walls: Concrete ✓ Block ✓ Stone ___ Others ________ Good __ Fair __ Poor __; Cracks/ Mvmt: Yes ________ No __
3. Evidence of Moisture-Seepage Penetration: Yes ✓ No __ NV __; WS on Walls ✓ Floor ✓ Wood ✓ at bulkhead; KITCHEN / FRONT CLASSROOM
4. Floor: Concrete ✓ Dirt __ Other ________; Good __ Fair ✓ Poor __; Cracks ✓ Badly Cracked __ NV FRONT CLASSROOM
5. Termites/ Insects/Sill Rot: None apparent ✓ Evidences of: ________
6. Framing: Platform ✓ Balloon ✓ Post and Beam __ Log __ Other: ________ Floor Joist span wall to wall? ________
6. Columns: Steel ✓ Temp Steel __ Wood __ Block/Brick __ Chimney Corbel __ Other ________ None __ Bearing Wall __ Few Visible __ Not Visible __
Condition: Good ✓ Fair __ Poor __; Secure to Girder? ___ Other: ________
7. Girders: Steel ✓ Wood ✓ None-Bearing Wall ___ (Not) (Part) Visible ✓; Condition: Good ✓ Fair to Poor
8. Floor Joints: Size & Spacing 2x10x16 ___ (Not) (Few) Visible ✓; Condition: Good ✓ Fair to Poor
9. Heating System: Oil ✓ Gas __ Electric __ Hot Water ✓ Steam __ Hot Air __ Make HB SMITH (2 UNITS) Age? 1969/1990 Net IBR? ________
Operating Normal? __ Last Serviced? 2/16/16 # of Zones? [illegible] # of Circulator 2 # of ZV __; SS? ✓ Relief Valve Vert? ✓; Extension? ✓
Back flow preventer? Y Direct Vent? N; Filters? — LWCO Y Auto? Y Man? __ Heating Unit Ventilation: Good ✓ Fair to Poor __
Other? SMOKE [illegible] 265.2K [illegible] HAS SS HAS LWCO
10. Central Air System Make: ________ Tons: __ Age: __ Condenser Location ________ Operating: Yes __ No __ Ductwork Insulated: Yes __ No __
11. Hot Water System: Instant.w/Heating System __ Tankless __ Indirect ✓ Gas __ Elec. __ Oil __ Make FORD 1991 Gals. 80 Relief [illegible] Ext __
12. Plumbing: Copper ✓ PEX __ Brass __ Galv. Iron __; Condition G __ F __ P __ Repair Indicated: Yes ________ No __
13. DWV material: PVC ✓ ABS __ Iron __ CI ✓ CU __ Lead __; Condition G __ F __ P __ Repair Indicated: Yes ________ No __
14. Electric: Panel Location [illegible] Main: Yes ✓ No __ Amperes 200 Circuits 34 Voltage: 120/240 ✓ 120 __; Breakers ✓ Fuses __
AL SE ✓ CU SE __ Pointed Screws N Openings ✓ Double Tapped Breakers N Circuits over fused N Al branch Circuits N
Wiring is: Adequate ✓ Just Adequate __ Inadequate __ Other: [illegible]

FLOOR SPANS W/TOW @ [illegible]   FIRE TANK IN BOILER ROOM   [illegible]
STEEL GIRDERS   54"ϕ X 10'L [illegible]   2 [illegible]
SOME CONCRETE INSULATION FRONT WALLS   SYSTEM [illegible] 5/15 [illegible]   [illegible]
ELECTRIC [illegible]   [illegible]
[illegible] [illegible]   [illegible]

TRUSS IN PLASTIC [illegible] TRUSS [illegible] [illegible] AND RAFTERS [illegible]

III. ATTIC AREA (Access Location: [illegible])

1. Roof Rafters: Size/Spacing 2x6/2x[illegible] Floor Joists: Size/Spacing VARIOUS Comments: ________
2. Insulation: Floor 4" Walls [illegible] None __ Not Visible ✓; Good __ Adeq __ Inadeq __ 3. Flooring: Yes __ No __ Partial ✓
4. Ventilation: Ridge __ Soffit __ Gable ✓ Roof __ None __ Propavent: Yes NA No __ Adequate: Yes __ No ✓
5. Access: Serviceable ✓ Poor __ None __; 6. Windows: No 3 __ 7. Roof leaks: None apparent __ Evidence of PAST

OPEN STAIR OLD K&T [illegible]   [illegible] FRASSED BROKEN WINDOW 3-6" [illegible]

IV. REMARKS AND SUGGESTIONS

APPARENT [illegible]   CRACKED LOWER TRIM RR
[illegible]   MISSING SCREENS RR
LOW SPOTS W/GRADE @ R   ROT/DAMAGED [illegible]
DAMAGED LOWER TRIM R, BT [illegible]
[illegible] LOWER TRIM @ R   DAMAGED SIDING [illegible]
DAMAGED TRIM / STORM [illegible] MISSING SCREENS @ RR

COAST TO COAST ENGINEERING SERVICES, 1989
FDN CRACK LR   LOOSE [illegible] WINDOWS
LOW SPOTS W/GRADE @ LF   OLD / [illegible]

V. OTHER

1. Water: Private __ Well Loc: FRONT ________ Municipal __
PumpEquip __ Sediment Filter __ Softener __ Other ________
2. Waste Disposal: Private __ Syst Loc: ________ Municipal ✓

[illegible] DRAIN COVER @ LR [illegible] CAP
[illegible] @ LR
ROT IN LOWER TRIM @ LR
[illegible] FROM [illegible]
MISSING SCREEN @ LR

SUPPLEMENTAL II INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page ___of___

1. Describe Project Location: _____ AppendMap: _____
2. Total no. buildings 1 No. units _____ H'cap _____ 4 br ___ 3 br ___ 2 br ___ 1 br ___
3. Type of project: Family housing ___ Elderly Housing ___ Other SCHOOL
4. Site Utilities: Water: Municipal ___ On site ✓ Sewer: Municipal ✓ On site ___
   Describe system/Equipment _____
5. Site Access from what street(s): Route 4 Surface Type Condition: G ___ F ___ P ___
6. Parking Areas: Surface Type: LOT ASPHALT Condition: G ___ F ___ P ___ No. Vehicles: 1 - 2
   Curbs: _____ Marking: _____ Drains: _____ No. Designated H'cap: 0 Van Accessible: _____
7. Sidewalks/Walkways: Surfacing type: AS PAVED Condition: G ___ F ___ P ✓
8. Site Drainage: Describe _____ Condition: G ___ F ___ P ___
   Maintenance Needed: _____
9. Site Lighting: Freestanding _____ No. _____ Condition: G ___ F ___ P ___ Location: _____
   Building mounted: 4 No. _____ Condition: G ___ F ✓ P ___ Location: _____
10. Project Signage: Describe Location @ STREET / BUILDING Size: _____ Condition: G ___ F ✓ P ___
12. Fencing: Describe type 6' - CHAIN LINK Linear feet _____ Condition: G ___ F ✓ P ___
12. Mailboxes: Describe — Accessible: ___ Access Route: _____ Condition: G ___ F ___ P ___
13. Playground Equip: Describe TODDLER / SWING / SLIDE / CLIMB GYM / SWINGS Accessible Route _____ Condition: G ___ F ✓ P ___
14. Dumpsters: Location _____ Pad: G ___ F ___ P ___ Enclosure: G ___ F ___ P ___
15. Other Amenities: Describe _____
16. Accessible Routes: Describe _____
    Deficiencies _____
17. Personnel interviewed: _____ Date: _____
18. Date of last rehab: _____ Improvements/Replacements: _____

19. Current Reserve Balance _____ Annual Contribution _____
20. Planned Rehabilitation/ Improvements _____

21. Any commitment of 3rd party funding _____
22. Other: _____

NORTHSIDE ROUTE 4 BRIDGEWATER
FRONT OF BUILDING FACES SOUTH
LARGE DRIVE FROM ROUTE 4 / PAVED
SIDEWALK & ROAD
ASPHALT WALK @ FRONT / POOR / CRACKED / SUNKED / OVERGROWN
WOOD & RF SUPPORTS TOWARD BUILDING
PAVED DRIVE GOOD CRACKS MINOR BREAKDOWN / F-P / CRACKED / SUNKED
BITUMINOUS APRON @ ROOF / F-P / CRACKED / SUNKED
RED PAVING @ LOT F-P
FENCED PLAY AREA @ LOT / FENCE / FAIR / RUSTING-RACKED / DAMAGED / LOOSE
TIMBER RETAINING @ PLAY AREA / LOOSE / OPEN
SITE FAIRLY FLAT WEST SIDE DRAINS TOWARD
HILLSIDE @ BACK DRAINS SOUTH
WEST SIDE DRAINS WEST

1 - CANOPY LIGHT @ FRONT
2 - WALL MOUNTED SPOTS @ REAR
1 - CANOPY LIGHT NW CORNER

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 2 of ___

Water on ________ Water off ________

ROOM: Lower Level Multipurpose Room / Kitchen / Storage
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile Papered ___ Painted ✓
   Cracked: Yes ___ No ✓; Evidence of Leak: Yes throughout Leak on Wall ___ Ceiling ✓ Investigate ✓
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other PTD conc Papered ___ Painted ___
3. Windows: No. 6; Weatherstripped: Yes ✓ No Panes; Cords Broken: Yes ___ Adeq. Egress ___
4. Electric outlets: Number 20±; No GFI by KS
5. Floor: Wood PTD Concrete Tile ___ Vinyl ___ Carpet ___ Condition: Good ✓ Fair ___ Poor ___; Slope: Yes No
6. Trim: Wood ✓ Tile ___ Steel ___ Condition: Good ___ Fair ✓ Poor ___;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ✓ Poor ___;
8. Heating Number 2; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes ___ No ___ Cond.: Good ___ Fair ___ Poor ___; Need Adj./Repair: Yes ___
   Interior 6 Condition: Good ✓ Fair ✓ Poor ___; Need Adj./Repair: Yes ___
10. Plumbing fixtures: Yes ✓ No ___; Good ___ Operating Not all Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ✓ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ✓ Medicine ___ None ___
12. Stove N (Gas ___ Elec. ___); Refrigerator No None ___; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

Cracked Tile Room [illegible] Sump pump for Janitor Sink Damaged Doors & Kitchen
Missing UV covers Sump pump for Kitchen Sink Janitor's Sink Faucet [illegible]
Evidence of Sewage @ Kitchen Wall Mold by Janitor Sink Pump @ Kitchen drain [illegible]
Baseboard Wall Room Some Drywall [illegible] Kitchen Exhaust Fan [illegible]

[illegible] (right margin)

ROOM: Front Stair [illegible]
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile Papered ___ Painted ✓
   Cracked: Yes ___ No ✓; Evidence of Leak: Yes Leak on Wall ___ Ceiling ✓ Investigate ✓
2. Walls: Plaster ___ Sheetrock ___ Tile ___ Other ___ Papered ___ Painted ___
3. Windows: No. 0; Weatherstripped: Yes ___ No ___; Cords Broken: Yes ___ Adeq. Egress ___
4. Electric outlets: Number 0;
5. Floor: Wood PTD Concrete Vinyl ___ Carpet ___ Condition: Good ___ Fair ___ Poor ___; Slope: Yes ___
6. Trim: Wood ✓ ~~Tile~~ None Steel ___ Condition: Good ✓ Fair ___ Poor ___;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ___ Poor ___;
8. Heating Number 0; Radiators ___ Convectors ___ Grills ___ Baseboard ___ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes ___ No ___ Cond.: Good ___ Fair ___ Poor ___; Need Adj./Repair: Yes ___
   Interior 1 Condition: Good ___ Fair ✓ Poor ___; Need Adj./Repair: Yes No
10. Plumbing fixtures: Yes ___ No ✓; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ___ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ___); Refrigerator ___ None ✓; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

Cracked Tile Room

ROOM: Right Classroom
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile Papered ___ Painted ___
   Cracked: Yes ___ No ___; Evidence of Leak: ___ Leak on Wall ___ Ceiling ___ Investigate ___
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ___
3. Windows: No. 5; Weatherstripped: Yes ✓ No ___; Cords Broken: Yes No Adeq. Egress Y Doors
4. Electric outlets: Number 8±; GFI by Sink
5. Floor: Wood Stray Tile ___ Vinyl ___ Carpet ___ Condition: Good ___ Fair ___ Poor ✓; Slope: Yes ✓
6. Trim: Wood ✓ Tile ___ Steel ___ Condition: Good ___ Fair ✓ Poor ✓;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ✓ Poor ___;
8. Heating Number 2; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 1 Weatherstripped: Yes No ✓ No ___ Cond.: Good ___ Fair ✓ Poor ___; Need Adj./Repair: Yes ___
   Interior 2 Condition: Good ✓ Fair ✓ Poor ___; Need Adj./Repair: Yes No Yes
10. Plumbing fixtures: Yes ✓ Sink No ___; Good ___ Operating ✓ Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ✓ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ✓); Refrigerator ___ None ✓; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

[illegible] Cracked Tile Room
[illegible] Wall Room
Baseboard Cracked Room
Rotted Lower Wall Room

COAST TO COAST ENGINEERING SERVICES, 1989

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 3 of ____

Water on ____________ Water off ____________

ROOM: RF ENTRY/EXIT

1. Ceiling: Plaster ____ Sheetrock ✓ Other ____ Papered ____ Painted ✓
   Cracked: Yes ____ No ✓; Evidence of Leak: NO Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other CONCRETE Papered ____ Painted ____
3. Windows: No. 0; Weatherstripped: Yes ____ No ____; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 0;
5. Floor: Wood ____ Tile ____ Vinyl ____ Carpet ✓ Condition: Good ____ Fair ✓ Poor ____; Slope: Yes ____
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____;
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____;
8. Heating Number 0; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 1 Weatherstripped: Yes ✓ No ____ Cond.: Good ____ Fair ✓ Poor ____; Need Adj./Repair: Yes ____
   Interior 1 Condition: Good ____ Fair ✓ Poor ____; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____; Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓; Not Tested ____; Appears: Serviceable ____; Poor ____ Repair Damper: Yes ____

DOOR HEADER REPAIR

ROOM: R STAIRWAY AND HALL

1. Ceiling: Plaster ____ Sheetrock ✓ Other TILE Papered ____ Painted ✓
   Cracked: Yes ____ No ✓; Evidence of Leak: HALL Leak on Wall ____ Ceiling ✓ Investigate ✓
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 0; Weatherstripped: Yes ____ No ____; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 0;
5. Floor: Wood ____ Tile ____ Vinyl EPOXY Carpet ✓ Condition: Good ____ Fair ✓ Poor ____; Slope: Yes NO
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____;
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____;
8. Heating Number 0; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____; Need Adj./Repair: Yes ____
   Interior 2 Condition: Good ✓ Fair ____ Poor ____; Need Adj./Repair: Yes NO
10. Plumbing fixtures: Yes ____ No ✓; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____; Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓; Not Tested ____; Appears: Serviceable ____; Poor ____ Repair Damper: Yes ____

MISSING LIGHT @ STAIR

ROOM: L STAIRS & HALL

1. Ceiling: Plaster ____ Sheetrock ✓ Other TILE Papered ____ Painted ✓
   Cracked: Yes ____ No ✓; Evidence of Leak: YES Leak on Wall ____ Ceiling ✓ Investigate ____
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ____
3. Windows: No. 0; Weatherstripped: Yes ____ No ____; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 3 E; SPARE
5. Floor: Wood EPOXY Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____;
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____;
8. Heating Number 2; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 1 Weatherstripped: Yes ✓ No ____ Cond.: Good ____ Fair ✓ Poor ____; Need Adj./Repair: Yes [illegible]
   Interior 4 Condition: Good ✓ Fair ✓ Poor ____; Need Adj./Repair: Yes ✓
10. Plumbing fixtures: Yes ____ No ✓; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____; Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓; Not Tested ____; Appears: Serviceable ____; Poor ____ Repair Damper: Yes ____

[illegible] CONTROLS [illegible]
[illegible] 27 GPM 550 K [illegible]
CEILING TILE REPAIR
WALL REPAIR

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 4 of ____

Water on _____ Water off _____

ROOM: Receiving Recovery

1. Ceiling: Plaster ____ Sheetrock ____ Other T&G Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: Yes Leak on Wall ____ Ceiling ✓ Investigate ✓
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 1 ; Weatherstripped: Yes ✓ No ____ ; Cords Broken: Yes ✓ Adeq. Egress ____
4. Electric outlets: Number 3± ; Surface on
5. Floor: Wood ____ Tile ____ Vinyl ____ Carpet Epoxy ✓ Condition: Good ____ Fair ____ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ____ Poor ✓ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 1 ; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 0 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    T&G on Ceiling
    Wood Floor
    Mosaic Tile

ROOM: Electric Room

1. Ceiling: Plaster ____ Sheetrock ____ Other T&G Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: Yes Leak on Wall ✓ Ceiling ✓ Investigate ✓
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 2 ; Weatherstripped: Yes ✓ No ____ ; Cords Broken: Yes No Adeq. Egress ____
4. Electric outlets: Number 1 ; Over Windows
5. Floor: ~~Wood~~ Concrete ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ____ Poor ✓ ; Slope: Yes ____
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ____ Poor ✓ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 1 ; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 0 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    Plywood Ceiling T&G
    Plywood Walls
    Mosaic Tile Floor

ROOM: Mens Room

1. Ceiling: Plaster ____ Sheetrock ____ Other T&G Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: Yes Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other Plaster Papered ____ Painted ✓
3. Windows: No. 2 ; Weatherstripped: Yes ____ No ✓ ; Cords Broken: Yes No Adeq. Egress ____
4. Electric outlets: Number 1 ; GFI
5. Floor: Wood ____ Tile ✓ Vinyl ____ Carpet ____ Condition: Good ✓ Fair ____ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 1 ; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 0 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ✓ No ____ ; Good ____ Operating ✓ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ✓ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ✓ No ____ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    T&G Ceiling 2 Stalls / 2 Urinals / 2 Sinks
    Plywood Walls
    Mosaic Tile Floor

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016   Job #: 16-36926/Town of Bridgewater   Engineer: Richard Lalancette, P.E.   Page 5 of ____

Water on __________ Water off __________

ROOM: LADIES ROOM

1. Ceiling: Plaster ____ Sheetrock ____ Other TILE Papered ____ Painted ✓
   Cracked: Yes ____ No ✓; Evidence of Leak: YES Leak on Wall ____ Ceiling ✓ Investigate ✓
2. Walls: Plaster ____ Sheetrock ____ Tile ____ Other PORCELAIN Papered ____ Painted ____
3. Windows: No. 0 ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 1 ; BATH GFI/FOTRUP
5. Floor: Wood ____ Tile ✓ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 1 ; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 0 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ✓ No ____ ; Good ____ Operating ✓ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ✓ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ____
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

3 STALL / 2 SINK
COUNTY TILE REPAIR
ELEVATOR CERT EXPIRES 11/9/16

ROOM: FRONT HALL

1. Ceiling: Plaster ____ Sheetrock ____ Other TW Papered ____ Painted ✓
   Cracked: Yes ____ No ✓; Evidence of Leak: NO Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ✓ Sheetrock ____ Tile ____ Other WOOD Papered ____ Painted ✓
3. Windows: No. 3 ; Weatherstripped: Yes 1 No 2 ; Cords Broken: Yes ✓ Adeq. Egress Y
4. Electric outlets: Number 0 ;
5. Floor: Wood ✓ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 0 ; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 1 Weatherstripped: Yes ✓ No ____ Cond.: Good ✓ Fair ✓ Poor ____ ; Need Adj./Repair: Yes NO
   Interior 3 Condition: Good ✓ Fair ✓ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓): Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

ROOM: LEVEL 2 RF CLASSROOM (GRADE 6)

1. Ceiling: Plaster ____ Sheetrock ____ Other FIBERBOARD Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: NO Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ✓ Sheetrock ____ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 10 ; Weatherstripped: Yes ____ No ✓ ; Cords Broken: Yes ✓ Adeq. Egress Y
4. Electric outlets: Number 10+ ; SOME NO POWER TO
5. Floor: Wood ✓ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 3 ; Radiators ✓ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 2 Condition: Good ✓ Fair ✓ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

ROOM SOUTHES
7+ CRACKED WINDOW PANES
1 RADIATOR DISCNO

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 6 of ____

Water on _____ Water off _____

ROOM: Parlor Room

1. Ceiling: Plaster ____ Sheetrock ____ Other PLASTER Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: no Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ✓ Sheetrock ____ Tile ____ Other wood Papered ____ Painted ✓
3. Windows: No. 0 ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 0 ;
5. Floor: Wood ✓ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ____ Poor ____ ; ____
8. Heating Number 0 ; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 1 Condition: Good ____ Fair ✓ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    OLD FIXTURES

ROOM: CORNER Hall

1. Ceiling: Plaster ____ Sheetrock ✓ Other TIN / TILE Papered ____ Painted ____
   Cracked: Yes ____ No ✓ ; Evidence of Leak: YES Leak on Wall ____ Ceiling ✓ Investigate ✓
2. Walls: Plaster ✓ Sheetrock ✓ Tile ____ Other wood Papered ____ Painted ✓
3. Windows: No. 0 ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 4± ; 10G
5. Floor: Wood ✓ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 1 ; Radiators ✓ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 2 Condition: Good ____ Fair ✓ Poor ____ ; Need Adj./Repair: Yes ✓
10. Plumbing fixtures: Yes ✓ No ____ ; Good ____ Operating ✓ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ✓ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    WOOD TRIM / CORNICE
    ROOM SQUEAKS

ROOM: LF CLASSROOM GRADE 4

1. Ceiling: Plaster ____ Sheetrock ____ Other FIBERBOARD Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: no Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ✓ Sheetrock ____ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 10 ; Weatherstripped: Yes ____ No ✓ ; Cords Broken: Yes ✓ Adeq. Egress ✓
4. Electric outlets: Number 8F ; 10G
5. Floor: Wood ✓ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ✓ Poor ____ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ____ Steel ____ Condition: Good ____ Fair ✓ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 3 ; Radiators ✓ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 1 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____
    2 RADIATOR PIPE COVERS
    CRACKED PANE
    FLOOR SQUEAKS

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 7 of ___

Water on _____ Water off _____

ROOM: LC CLASS GRADES 1/GRADE 2

1. Ceiling: Plaster ___ Sheetrock ___ Other TILE Papered ___ Painted ✓
   Cracked: Yes ___ No ✓ ; Evidence of Leak: NOS Leak on Wall ___ Ceiling ___ Investigate ___
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 5 ; Weatherstripped: Yes ___ No ✓ ; Cords Broken: Yes ✓ Adeq. Egress ___
4. Electric outlets: Number 12± ; NOT CHK
5. Floor: Wood ✓ Tile ___ Vinyl ___ Carpet ___ Condition: Good ___ Fair ___ Poor ✓ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ___ Steel ___ Condition: Good ___ Fair ✓ Poor ___ ;
7. Hardware (locks, knobs, etc.): Condition: Good ___ Serviceable ✓ Poor ___ ;
8. Heating Number 3 ; Radiators ✓ Convectors ___ Grills ___ Baseboard ___ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes NO No ___ Cond.: Good ___ Fair ___ Poor ___ ; Need Adj./Repair: Yes ___
   Interior 4 Condition: Good ___ Fair ✓ Poor ___ ; Need Adj./Repair: Yes ✓
10. Plumbing fixtures: Yes ___ No ✓ ; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ___ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ✓); Refrigerator ___ None ✓ ; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓ ; Not Tested ___ ; Appears: Serviceable ___ ; Poor ___ Repair Damper: Yes ___
    CEILING TILE PATCHES/WOODS REPAIRS

ROOM: RC CLASS KINDER GARDEN

1. Ceiling: Plaster ___ Sheetrock ___ Other TILE Papered ___ Painted ✓
   Cracked: Yes ✓ No ___ ; Evidence of Leak: YES Leak on Wall ___ Ceiling ✓ Investigate ✓
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 4 ; Weatherstripped: Yes ___ No ✓ ; Cords Broken: Yes ✓ Adeq. Egress ___
4. Electric outlets: Number 3± ; NOT CHK
5. Floor: Wood ✓ Tile ___ Vinyl ___ Carpet ___ Condition: Good ___ Fair ✓ Poor ___ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ___ Steel ___ Condition: Good ___ Fair ✓ Poor ___ ;
7. Hardware (locks, knobs, etc.): Condition: Good ___ Serviceable ✓ Poor ___ ;
8. Heating Number 2 ; Radiators ✓ Convectors ___ Grills ___ Baseboard ___ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes ___ No ___ Cond.: Good ___ Fair ___ Poor ___ ; Need Adj./Repair: Yes ___
   Interior 2 Condition: Good ✓ Fair ___ Poor ___ ; Need Adj./Repair: Yes ___
10. Plumbing fixtures: Yes ___ No ✓ ; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ___ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ___); Refrigerator ___ None ✓ ; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓ ; Not Tested ___ ; Appears: Serviceable ___ ; Poor ___ Repair Damper: Yes ___
    TILE WATER REPAIRS FLOOR SQUARES
    & CEILING TILES

ROOM: POWDER ROOM

1. Ceiling: Plaster ___ Sheetrock ___ Other TILE Papered ___ Painted ✓
   Cracked: Yes ___ No ✓ ; Evidence of Leak: NO Leak on Wall ___ Ceiling ___ Investigate ___
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 1 ; Weatherstripped: Yes ✓ No ___ ; Cords Broken: Yes N/A Adeq. Egress ___
4. Electric outlets: Number 2± ; NOT CHK
5. Floor: Wood ___ Tile ___ Vinyl TILE Carpet ___ Condition: Good ___ Fair ✓ Poor ___ ; Slope: Yes ✓
6. Trim: Wood ✓ Tile ___ Steel ___ Condition: Good ___ Fair ✓ Poor ___ ;
7. Hardware (locks, knobs, etc.): Condition: Good ___ Serviceable ✓ Poor ___ ;
8. Heating Number 1 ; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes NO No ___ Cond.: Good ___ Fair ___ Poor ___ ; Need Adj./Repair: Yes NO
   Interior 1 Condition: Good ✓ Fair ___ Poor ___ ; Need Adj./Repair: Yes ___
10. Plumbing fixtures: Yes ✓ No ___ ; Good ___ Operating ✓ Poor ___ Faucet Leak: Yes ___
    Pressure: Normal ✓ Below Normal ___ ;Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ✓); Refrigerator ___ None ✓ ; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓ ; Not Tested ___ ; Appears: Serviceable ___ ; Poor ___ Repair Damper: Yes ___
    CEILING TILE POWDER ROOM REPAIR

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 8 of ___

Water on ________ Water off ________

ROOM: LWR RUN CLASSROOM
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile ___ Papered ___ Painted ✓
Cracked: Yes ___ No ✓; Evidence of Leak: Yes Leak on Wall ___ Ceiling ✓ Investigate ___
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 5; Weatherstripped: Yes ✓ No Frames; Cords Broken: Yes ___ Adeq. Egress ___
4. Electric outlets: Number 9± Sroom
5. Floor: Wood ___ Tile ___ Vinyl Tile Carpet ___ Condition: Good ___ Fair ✓ Poor ___; Slope: Yes no
6. Trim: Wood ✓ Tile Stone Steel Iron Condition: Good ___ Fair ✓ Poor ___;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ✓ Poor ___;
8. Heating Number 1; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 1 Weatherstripped: Yes ✓ No ___ Cond.: Good ___ Fair ✓ Poor ___; Need Adj./Repair: Yes ___
Interior 2 Condition: Good ___ Fair ✓ Poor ___; Need Adj./Repair: Yes no
10. Plumbing fixtures: Yes ___ No ✓; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
Pressure: Normal ___ Below Normal ___; Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ___); Refrigerator ___ None ✓; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

Ceiling Tile Repair BBboard Repair
[illegible]
[illegible]
Wall Crack

ROOM: Room Construction
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile ___ Papered ___ Painted ✓
Cracked: Yes ___ No ✓; Evidence of Leak: no Leak on Wall ___ Ceiling ___ Investigate ___
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 1; Weatherstripped: Yes ✓ No ___; Cords Broken: Yes no Adeq. Egress ___
4. Electric outlets: Number 6±; Sroom
5. Floor: Wood ___ Tile ___ Vinyl Tile Carpet ___ Condition: Good ___ Fair ✓ Poor ___; Slope: Yes no
6. Trim: Wood ✓ Tile Vinyl Steel ✓ Condition: Good ✓ Fair ✓ Poor ___;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ✓ Poor ___;
8. Heating Number 1; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes ___ No ___ Cond.: Good ___ Fair ___ Poor ___; Need Adj./Repair: Yes ___
Interior 1 Condition: Good ✓ Fair ___ Poor ___; Need Adj./Repair: Yes ___
10. Plumbing fixtures: Yes ___ No ✓; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
Pressure: Normal ___ Below Normal ___; Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ✓); Refrigerator ___ None ✓; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

Ceiling Tile Repair
Baseboard Repair
[illegible]
Wall Crack

ROOM: 2 [illegible]
1. Ceiling: Plaster ___ Sheetrock ___ Other Tile ___ Papered ___ Painted ✓
Cracked: Yes ___ No ✓; Evidence of Leak: Yes Leak on Wall ___ Ceiling ✓ Investigate ✓
2. Walls: Plaster ___ Sheetrock ✓ Tile ___ Other ___ Papered ___ Painted ✓
3. Windows: No. 5; Weatherstripped: Yes ✓ No ___; Cords Broken: Yes no Adeq. Egress ___
4. Electric outlets: Number 13± Sroom
5. Floor: Wood ___ Tile ___ Vinyl Tile Carpet ___ Condition: Good ___ Fair ✓ Poor ___; Slope: Yes ___
6. Trim: Wood ✓ Tile Iron Steel ✓ Condition: Good ✓ Fair ___ Poor ___;
7. Hardware (locks, knobs, etc.,): Condition: Good ___ Serviceable ✓ Poor ___;
8. Heating Number 2; Radiators ___ Convectors ___ Grills ___ Baseboard ✓ Rad. H't'g ___ Pipe Riser ___
9. Doors: Exter. 0 Weatherstripped: Yes ___ No ___ Cond.: Good ___ Fair ___ Poor ___; Need Adj./Repair: Yes ___
Interior 2 Condition: Good ✓ Fair ✓ Poor ___; Need Adj./Repair: Yes ___
10. Plumbing fixtures: Yes ___ No ✓; Good ___ Operating ___ Poor ___ Faucet Leak: Yes ___
Pressure: Normal ___ Below Normal ___; Grouting needed at Tub/Shower Tile: Yes ___
12. Cabinets: Kitchen ___ Medicine ___ None ✓
12. Stove ___ (Gas ___ Elec. ✓); Refrigerator ___ None ✓; Good ___ Operating ___ Old ___
13. Fireplace: Yes ___ No ✓; Not Tested ___; Appears: Serviceable ___; Poor ___ Repair Damper: Yes ___

BBboard Repair [illegible] [illegible]

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E. Page 9 of ____

Water on ________ Water off ________

ROOM: [illegible] / STAIR
1. Ceiling: Plaster / Sheetrock ✓ Other Tile Papered ____ Painted ✓
   Cracked: Yes ____ No ✓ ; Evidence of Leak: YES Leak on Wall ____ Ceiling ✓ Investigate ✓
2. Walls: Plaster ____ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 2 ; Weatherstripped: Yes ✓ No ____ ; Cords Broken: [illegible] Adeq. Egress ____
4. Electric outlets: Number 3 [illegible]
5. Floor: Wood ____ Tile ____ Vinyl Tile Carpet ____ Condition: Good ____ Fair ____ Poor ____ ; Slope: Yes ____
6. Trim: Wood ✓ ~~Tile~~ Vault Steel ✓ Condition: Good ✓ Fair ✓ Poor ____ ;
7. Hardware (locks, knobs, etc.): Condition: Good ____ Serviceable ✓ Poor ____ ;
8. Heating Number 1 ; Radiators ____ Convectors ____ Grills ____ Baseboard ✓ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 1 Weatherstripped: Yes ✓ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 3 Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ✓ No [illegible] ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
   Pressure: Normal ✓ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ✓); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

[illegible] window [illegible] wall repair by alarm panel
[illegible] repair baseboard wall repair
alarm panel door [illegible] F-P
INSP 9/15 [illegible]

ROOM: ____
1. Ceiling: Plaster ____ Sheetrock ____ Other ____ Papered ____ Painted ____
   Cracked: Yes ____ No ____ ; Evidence of Leak: ____ Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ____ Sheetrock ____ Tile ____ Other ____ Papered ____ Painted ____
3. Windows: No. ____ ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number ____ ;
5. Floor: Wood ____ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ____ Poor ____ ; Slope: Yes ____
6. Trim: Wood ____ Tile ____ Steel ____ Condition: Good ____ Fair ____ Poor ____ ;
7. Hardware (locks, knobs, etc.): Condition: Good ____ Serviceable ____ Poor ____ ;
8. Heating Number ____ ; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. ____ Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior ____ Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ____ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
   Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ____
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ____ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ____ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

ROOM: ____
1. Ceiling: Plaster ____ Sheetrock ____ Other ____ Papered ____ Painted ____
   Cracked: Yes ____ No ____ ; Evidence of Leak: ____ Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ____ Sheetrock ____ Tile ____ Other ____ Papered ____ Painted ____
3. Windows: No. ____ ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number ____ ;
5. Floor: Wood ____ Tile ____ Vinyl ____ Carpet ____ Condition: Good ____ Fair ____ Poor ____ ; Slope: Yes ____
6. Trim: Wood ____ Tile ____ Steel ____ Condition: Good ____ Fair ____ Poor ____ ;
7. Hardware (locks, knobs, etc.): Condition: Good ____ Serviceable ____ Poor ____ ;
8. Heating Number ____ ; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. ____ Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior ____ Condition: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
10. Plumbing fixtures: Yes ____ No ____ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
   Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ____
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ____ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ____ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

SUPPLEMENTAL INSPECTION CHECK LIST

Date: 5/25/2016 Job #: 16-36926/Town of Bridgewater Engineer: Richard Lalancette, P.E.

1. Overall, maintenance has been: Good ____ Fair ✓ Poor ____

2. Overall, current condition is: Above Average ____ Average ✓ TO Below Average ✓

3. Access:
3.1 Inaccessible crawl spaces: Yes ____ No ✓ Partial ____ Above LL Clgs
3.2 Inaccessible attic spaces: Yes ✓ No ____ Partial ____ FDN Framing/Insulation Above Finished Attic Clgs Above Insulated Attic Clgs
3.3 Evidence of rot or other problems in inaccessible areas? Center Attic Remove
Yes ____ No ✓ Uncertain ____
3.4 Recommend further investigation: Yes ____ No ✓

4. Structure:
4.1 Some structural repairs are required soon: Yes ✓ No ____
Describe Truss [illegible]
4.2 Number of outdoor decks 0 Condition: Good ____ Fair ____ Poor ____
4.3 Number of porches 1 Condition: Good ____ Fair ____ Poor ____
4.4 General quality of structure: Good ____ Fair ✓ Poor ____

5. Electric:
5.1 Where visible, wiring consists of BX ✓ Romex ✓ Knob and Tube ____ Fabric ____
5.2 General condition of wiring: Good ✓ Fair ____ Poor ____
5.3 Outdoor/underground wiring: Yes ____ No evidence ✓
5.4 Entrance panel: Old ____ New ✓ Good ✓ Fair ____ Poor ____

6. Security:
6.1 Alarm system: Yes ✓ Fire No ____ Not visible ____
6.2 Locks on windows: Yes ✓ No ____ Partial ____
6.3 Door locking hardware: Good ✓ Fair ____ Poor ____
6.4 Smoke alarms: Yes w/ Fire Operating: Yes ____ No ____ Not all ____
6.5 Carbon monoxide detectors: Yes ____ No ✓ Operating ____ Yes ____ No ____ Not all ____
6.6 Hand rails on stairs: Yes ✓ No ____ Not all ____

7. Chimneys:
7.1 Number 1 Type: Block ____ Brick ✓ Other ____
7.2 Use: Oil ✓ Gas ____ Wood ____ Coal ____
7.3 Multiple use of single chimney: No ✓ Yes ____ Not visible ____
7.4 Multi-flue chimney: Yes ____ No ✓ No. of flues ____
7.5 General condition: Good ✓ Fair ____ Poor ____
7.6 Chimneys lined: All ____ None ____ Partial ____ Not visible ✓
7.7 Chimney caps: Yes ____ No ✓

8. Hazardous materials:
8.1 Evidence of asbestos insulation: Yes ____ No ✓ Not visible ____
Condition: Good ____ Fair ____ Poor ____
8.2 Evidence of UFFI: Yes ____ No ✓ Not visible ____

9. General:
9.1 Garage: Serviceable N/A Poor ____; Fire Separation in Garage: Yes ____ No ____; Step Down: Yes ____ No ____
9.2 Electric garage door opener: Yes N/A No ____ Operating: Yes ____ No ____ Safety cables: Yes ____ No ____
9.3 Underground oil tank: Yes ✓ Not evident ____
9.4 Distance between well and septic system: Adequate N/A Substandard ____ Not visible ____

10. Additional investigative work recommended:
10.1 Pump out and evaluate septic tank: Yes N/A
10.2 Test air quality: Yes ✓ Radon [illegible]
10.3 Radon Mitigation System: Y ____ N ✓ Termination ____ Marked ____ Pressure Gage ____ Fan Location ____
10.4 Investigate inaccessible areas: Yes N/A

12. Energy Code Certification: Required: Yes ____ No ✓; Provided: Yes ____ No ✓

12. Other comments:
[illegible] windows @ Front
Damaged [illegible] @ Rear
Soffit Vent @ Rear
Rot no Trim LR Window
Damaged LR Window
N/S Roof LR Stoop OK
Rot no Rear Soffit Fascia
Rot no Soffit Trim [illegible]
Rot no Corner Trim
N/S Roof [illegible] Fan
Spray Foam [illegible] Roof [illegible]
S/S Roof [illegible] @ [illegible]
Vents

LALANCETTE ENGINEERS

PO BOX 6348
RUTLAND, VT 05702-6348
TEL 802-747-4535
FAX 802-775-2307
info@criterium-lalancette.com

AGREEMENT FOR SERVICES - Building Inspection

This is the complete agreement regarding engineering services to be provided by Criterium-Lalancette Engineers (ENGINEER) related to the property described below. This is intended to be a legally binding agreement. Please read it carefully.

Client(s) Full Name(s):	Town of Bridgewater Attn: Town Select Board & Ms. Nancy Robinson 7335 US Route 4 Bridgewater, VT 05034	Property:	Bridgewater Village School 7313 US Route 4 Bridgewater, VT 05034 Job #36926

Schedule: Day: Wednesday Date: 5/25/2016 *(extreme weather permitting)* Time: 8:30 a.m. *(approximate)*

Description of Property:

Approximate age or year built?	1913 w/Reno	Property type?	Commercial
Approximate size? *(sq. footage)*	12,952	Additional buildings?	1 Bldg

Inspection services to be provided:			Testing services to be provided:	
X	Standard Inspection	T.B.D.	TS04.1 Standard Water Test ($165.00)	
	Standard Inspection – Other		TS11 Radon Water Test ($65.00)	
	Exhaustive Inspection		TS14 Gross Alpha Water Test ($145.00)	
X	TS09 Radon Air Test ($145.00)	$145.00	TS15 Uranium Water Test ($75.00)	

Fee is $150.00 per hour time on-site and report writing (min. $500.00) + testing fee(s). A deposit of $1,645.00 is due at or before the inspection (unless paying by credit card). Any balance will be refunded/invoiced with written report. Estimates could change if physical property information provided to our office varies from that provided above (i.e.: building type, other buildings to be inspected, square footage, etc.). **48-hour notice of cancellation is requested. Otherwise, a cancellation fee of $150.00 plus fees for advance testing services administered prior to the inspection date will be charged to your credit card.**

All inspections are performed in accordance with the Standards of Practice and Code of Ethics of The American Society of Home Inspectors (ASHI), a copy of which is available on request or at www.ashi.org and in a manner consistent with that level of care and skill that is ordinarily exercised by members of the profession practicing under similar conditions at the time the services are performed. While we will report readily visible evidence of mold infestations, this inspection should not be considered a specific mold investigation of any kind.

The results of the inspection will be provided in a written report prepared exclusively for your benefit. Reports are typically available 2-3 business days following the inspection, unless prior arrangements are made. If two trips need to be made to the property, testing may be started early. However, some test results may take longer.

You are encouraged to be at the inspection to discuss your questions and concerns. However, **the written report is the exclusive source of information regarding our observations and conclusions.** All discussions that occur at the inspection are preliminary in nature and should **not** be the basis for any final decisions regarding this property. Further, owning any property involves some risk. No inspection can reveal everything that might be of interest or significance to you regarding this property.

Our inspection is not a guarantee or warranty regarding the condition of this building. Except as otherwise noted herein, our maximum liability for loss suffered by the CLIENT due to any cause is limited to our inspection fee. If you bring an action against the ENGINEER and the ENGINEER prevails, ENGINEER shall be entitled to recover costs and expenses, including reasonable attorneys' fees and costs.

Client Initial or "X" *Engineer Initial*

LICENSED PROFESSIONAL ENGINEERS

BUILDING INSPECTIONS
ANALYSIS & DIAGNOSTICS
RESERVE STUDIES
CAPITAL NEEDS ASSESSMENTS
ENVIRONMENTAL TESTING

© Criterium Engineers 2003

Visit our web site:
www.criterium-lalancette.com

AGREEMENT FOR SERVICES (continued)
Building Inspection

CHOICE OF INSPECTION SERVICES: *After reviewing these descriptions, both the client and engineer should initial where noted, to indicate the type of inspection chosen. As our client, you are making a choice of services to be provided. If you have any questions, please contact us immediately.*

Client Initial or "X"

Engineer Initial

STANDARD INSPECTION: A **limited** visual inspection to identify significant deficiencies and/or repairs needed in the major systems (structural, heating, air conditioning, plumbing, electrical, roof, exterior) as well as provide a general understanding of the property. This is a limited inspection based on visible evidence readily available during the inspection (without moving furnishings, removing finishes, etc.) and is the opinion of the engineer performing the inspection.

Client Initial or "X"

Engineer Initial

EXHAUSTIVE INSPECTION: A STANDARD INSPECTION PLUS invasive testing and/or equipment disassembly as approved by client and property owner, in advance, to gather all reasonably available and relevant information about the property. This inspection is specifically **not limited** to readily available visible evidence and requires invasive testing which may include moving furnishings, removing wall coverings and/or drilling into wall cavities (to check for structural damage, for example) and requires the current owner's written permission. Unlike the Standard or Limited Inspection, **our maximum liability for loss suffered by the CLIENT due to any cause is limited to our inspection fee or $10,000.00, whichever is greater.** In addition, because of the additional services provided under an Exhaustive Inspection, the results of the inspection will be provided in a written report, typically available within 5 business days after the inspection unless prior arrangements are made.

CHOOSE ONE OF THESE (A.), (B.), OR (C.) REPORT FORMAT OPTIONS: *(PLEASE INITIAL or "X" WHICH INSPECTION REPORT FORMAT YOU WISH TO RECEIVE (GENERALLY WITHIN 2-3 BUSINESS DAYS) AFTER THE BUILDING INSPECTION).*

Client Initial or "X" (A.) Electronic Copy via Email *(only)* to the following e-mail address (I understand that I may request a hard copy at any time in the future for no additional charge).

twnbridg@comcast.net

Client Initial or "X" (B.) Printed Copy *(only)*

Client Initial or "X" (C.) Electronic & Printed Hard Copy *(both)*

MOLD EXCLUSION: This inspection is not for the specific purpose of determining the presence of organic substances in the building. If, however, during the inspection, we knowingly encounter such substances, we will notify you of the presence of these substances without accepting any liability whatsoever for any damage or harm caused by the substances. It is your responsibility to determine if further testing is required and to retain an independent, qualified professional to perform such tests.

The above is understood and accepted.

Authorizing Signature — 5/17/16 *(Date)*

Engineer Signature — 5/17/16 *(Date)*

© Criterium Engineers 2003

Professional Qualifications and Experience

Richard L. Lalancette, P.E.

Area of Expertise

Richard Lalancette is a licensed, Professional Engineer in Vermont specializing in building technology and construction. His knowledge of construction is extensive as he has been employed in positions ranging from pipefitter to project manager on a wide variety of construction projects. In addition, Richard worked as the maintenance superintendent of a large Vermont manufacturing firm and as such was responsible for preventative and repair maintenance of all facilities.

In 1988, he founded Criterium-Lalancette Engineers. Criterium-Lalancette Engineers is one of 70 offices of Criterium Engineers, the largest engineering group in the nation specializing in pre-purchase home and building inspections, having inspected more than 750,000 structures.

Richard has conducted over 6,500 inspections personally, and has overseen the work of over 20,000 inspections conducted by licensed, Professional Engineers working for the firm. Richard has also taught many seminars and given numerous talks to real estate agents, attorneys, bankers, and first-time home buyers over the past 20 years.

Qualifications

Before owning and operating his own engineering consulting firm, Richard was employed by Omya, Inc. of Florence, Vermont as Maintenance Superintendent. He was responsible for a $2 million maintenance effort including both physical plant and process equipment. In addition to the direct supervision of a 15 member maintenance staff, he also performed engineering as required to support this effort.

Prior to this assignment, Richard worked for Elling Brothers Mechanical Contractors of Somerville, New Jersey, where he had total responsibility for construction projects ranging from a small cogeneration facility to major plant expansions for Fortune 500 companies.

Richard began his career with Pizzagalli Construction Company of South Burlington, Vermont. His duties with Pizzagalli ranged from estimating and scheduling, to the management of several large projects in the Virgin Islands.

Education & Memberships

Richard is a licensed, Professional Engineer in Vermont, Board Certified by the Building Inspection Engineers Certification Institute (BIECI), a Certified American Society of Home Inspectors (ASHI) Inspector, and an approved HUD Fee Inspector. He is also a licensed Vermont Property Inspector and a licensed New Hampshire Home Inspector. He holds memberships in the National Academy of Building Inspection Engineers (NABIE), the National Society of Professional Engineers (NSPE), and Community Associations Institute (CAI). Richard is also a member of the Rutland South Rotary Club (Club President, 2007-2008).

Richard holds a Bachelor of Science degree in Mechanical Engineering, with honors, from the University of Vermont.

CRITERIUM® LALANCETTE ENGINEERS

PO BOX 6348
RUTLAND, VT 05702-6348
TEL 802-747-4535
800-639-4535
FAX 802-775-2307
info@criterium-lalancette.com

Pre-Title Check List

The attached report is intended to focus on the major engineering systems (structure, heating and cooling, plumbing and electric) in the building you are considering. While spot checks of many components (such as switches, outlets, fixtures, etc.) were made during the inspection and any significant deficiencies noted in this report, it's important to understand that the condition of these components can change at any time. Therefore, we highly recommend at least one more visit be made to these premises before taking title. This checklist is offered as a guide for that final visit.

Allow sufficient time to comfortably complete the list. Please note that not all of these items will apply to every building.

_____ Dishwasher
_____ Garbage disposal
_____ Stove
_____ Refrigerator
_____ Clothes washer
_____ Clothes dryer
_____ Water pump
_____ Water heater
_____ Sump pump
_____ Heating system
_____ Electric heaters
_____ Air conditioning
_____ Central vacuum system
_____ Plumbing fixtures
_____ Whirlpools/Spas/Saunas
_____ Tile work in bath

_____ Electrical outlets
_____ Light fixtures
_____ Fireplace/Stove
_____ Leaks (wall, ceiling)
_____ Broken glass
_____ All window screens
_____ Window locks
_____ Door locks and latches
_____ All keys available
_____ Alarm/Security systems
_____ Garage door opener(s)
_____ Swimming pool equipment
_____ Lawn sprinkler
_____ Sidewalks
_____ Driveways
_____ Septic/waste system

Often weeks and months pass between our initial inspection and your closing on the property. Your involvement in making this final inspection will help assure you of the home you deserve.

Copyright 1992, ***CRITERIUM ENGINEERS***

CRITERIUM®
LALANCETTE ENGINEERS

PO BOX 6348
RUTLAND, VT 05702-6348
TEL 802-747-4535
800-639-4535
FAX 802-775-2307
info@criterium-lalancette.com

Glossary

Alligatoring: Square-patterned grain cracking of paint surface often caused by too many layers.

Amperage: An ampere is a measure of the "volume" of electrical current available. The more amperage available, the more electrical devices can be connected to the system.

Anchor Bolt: L-shaped bolt with threaded end that connects the wooden sill to the top of the foundation wall.

Armored Cable: Commonly called BX; a moderately flexible metal sheathed cable.

Artesian Well: A well which penetrates a confined subsurface water source which is under sufficient pressure to cause the water to rise in the well casing itself.

Backfill: Loose fill graded against masonry walls in an open excavation, covered with topsoil.

Back Flow Prevention Device: On hot water steam boiler a one way flow valve. Also, called a non-return valve. It also keeps the water from the boiler from getting in to the drinking water.

Bearing Wall: Walls that transfer structural loads from building components above them.

Bleeding: 1) Removing trapped air from radiators, convectors, or 2) the appearance of discoloration or stains under a finished, surface coat.

Blistering: Bubbles in paint. These are often caused by excessive moisture working through the wall from the inside.

Block: Generally, any masonry unit larger than a brick; usually set in mortar as in a block wall.

Boiler: A heating unit in which hot water or steam is produced.

Bollard: Short vertical posts. In the lighting industry, the term is used to describe short, post-like lighting fixture.

Bowed: Unsatisfactory timber (specifically framing members) that has been stored or dried unevenly, resulting in a natural curve along its length.

Bridging: Stiffeners fitted between floor joists; common bridging is an X-pattern, solid bridging is a short length of same-size floor joist timber.

BTU: British Thermal Unit-a heat measurement.

Building Paper: Thick, pinkish paper used between plywood subfloor and finished flooring.

Built-Up Roofing: Layers of asphalt-based roofing overlapped, sealed and bonded with hot tar; applied to flat roof decks.

BX: Common term for semiflexible, metal-encased electrical wiring.

Cesspool: A subsurface waste water disposal chamber with no attached drainage field (leach bed).

Checking: A short, narrow crack along the grain of structural timbers. Different from a split that goes through the full thickness of the wood.

Check Valve: Fitting that prevents the reverse flow of water in piping; commonly used on sump pump installations or floor drains.

Chlordane: Poisonous chemical used for eradicating termites.

Circuit Breaker: Switches mounted in the main electrical panel that trip automatically to prevent overloading the circuit.

Circulator: Pump and motor mounted on hot water furnace that pushes heated water through the piping system.

Clear Lumber: The highest grades of lumber; free from visible defects and knots.

Clerestory: The upper portion of a wall containing windows for supplying natural light to the building.

Closed Valley: Pattern of overlapping, interlaced shingles across the intersection of two sloping roofs. An open valley uses metal flashing.

Combustion Efficiency: A measure of the amount of fuel burned that actually produces heat. For example, 75% combustion efficiency means 75% of the fuel burned is producing heat.

Compactness: As it relates to energy efficiency and interior traffic flow, compactness suggests the maximum amount of interior space for the minimum amount of exterior wall area. A sphere (while impractical) would represent the most compact shape and floor plan a home could have.

Compressor: Mechanical heart of a cooling system that forces refrigerant through the system.

Counter flashing: A metal strip that covers the top edge of conventional flashing (frequently used around chimneys); allows for expansion and contraction between different building materials without breaking the flashing seal against the weather.

Course: One row of shingles, bricks or masonry block placed horizontally.

Crawl Space: Area between the floor joists and the ground surrounded by the foundation wall.

Creosote: Liquid chemical applied to raw timber that protects it from the weather.

Cricket: Metal flashing placed on the "up-roof" side of the chimney to deflect roof water to either side of the chimney.

Deflection: Downward force on rafters, joists and girders, causing the center of the timber to bow downward over the center of the span.

Drip Bead: Common form of capillary break groove cut under window sills.

Drip Edge: Lengths of L-shaped metal flashing placed along the edges of a roof to seal the space between the shingles and the roof deck from the weather.

Dry Rot: Timber decay characterized by sponginess and crumbling; caused by dampness and spread by a bacteria.

Drywall: Common form for paper-finished gypsum wallboard; also called sheetrock.

Dry Well: Rock-filled hole in the ground to collect and distribute roof water or excessive ground water.

Dug Well: A dug well is usually not more than ten or twenty feet deep and penetrates a subsurface water source (ground water) close to the surface.

Eaves: The overhanging section of a sloping roof.

Efflorescence: White powder residue on concrete masonry, usually indicates moisture migration through concrete.

Fascia: A wide vertical board running horizontally across the ends of the rafters.

Felt Paper: Common term for asphalt-impregnated building paper applied between wood roof decking and shingles.

Flashing: Metal stripping to seal seams between sections of roofing or between roofing and other materials or metal caps sealing the joint between upper door and window frames and exterior siding.

Floor Zones: Areas of a floor plan that can be distinguished by their function. For example, garage, workshop, hobby area, kitchen, family area, etc.

Footing: Enlargement at the base of a foundation wall to support and distribute the load.

Forced Air: An air conditioning or heating system that relies on a motor-driven fan for distribution.

Foundation: Lower part of the building that supports the superstructure.

Frame: The skeleton of a home including the major framing members such as rafters, studs and joists.

Furnace: A heating unit in which hot air is produced.

Gable: Triangular section of the end wall of a building with a sloping roof.

G.F.C.I (or G.F.I.): Ground Fault Circuit Interrupter, a quick-tripping circuit breaker that can cut off power 25 milliseconds after detecting current leakage. NOTE-The National Electrical

Code now requires these circuit breakers in all newly built bathrooms, exterior outlets and kitchens.

Ghosting: Darkening and discoloration of wallboard nailheads and compound-filled wallboard joints caused by unequal temperature and moisture transmission through the wall.

Girder: Timber (sometimes a steel I-beam) that supports beams and floor joists.

Gravity Distributed: In heating systems, hot water and hot air are sometimes distributed by the natural thermal currents within the air or water. This is referred to as gravity distribution.

Ground Wire: Electrical wire that protects against shock hazards by transferring leaking or abnormal current back through the grounding system into the earth.

Hard Water: Water with a high mineral content.

Header: Timber across an opening in the framing system that supports framing members interrupted by the opening.

Heat Pump: A year-round heating and cooling plant best suited to moderate climates; technically a compressor-driven, refrigerant cooling system that functions as a heater when the cooling cycle is reversed.

Heaving: Upward pressure of earth caused by frost action.

Insulation: Any material which effectively restricts the flow of heat (thermal transmission) through it. Fiberglass, cellulose, styrofoam, etc. are common examples.

Jack Stud: Part-height support stud placed beneath the ends of a header across an opening, nailed to a full-length stud that extends above the header.

Joist: Wood or steel framing member directly supporting a floor or ceiling.

K.D.: Short for kiln-dried, signifying lumber with extreme dimensional stability due to low moisture content.

Leaching Field: Elongated, buried piping or chamber system placed beyond the septic tank in a waste disposal system which gradually filters liquid wastes into the earth.

Leader: Vertical pipe running between the gutter and the ground or an underground piping system.

Ledger: Timber nailed flush with the bottom of a beam or joist, used to support a timber butting at right angles.

Light: Individual panel of glass; describing the design of a double-hung window as in 8 over 8 lights.

Lignin: Organic substance which acts as binder for cellulose fibers in wood and adds strength and stiffness to cell walls.

Lintel: Structural member across the top of an opening; commonly a stone or masonry equivalent to a wood frame header.

Loop: Self-contained circuit of a hot water heating system.

Nosing: Rounded extension of a stair tread that projects beyond the vertical riser.

PVC: Polyvinylchloride-a type of "plastic" pipe used commonly for drain lines and less commonly for water distribution lines.

Perimeter Drain: A common reference for a system of drain pipes located at the base of the foundation wall to collect and carry water away from a basement space.

Permeability: A measure of the ability for vapor (moisture, air, etc.) to pass through a substance. For example, a window pane is less permeable than a screen.

Pier: Masonry load-bearing support independent of the main foundation.

Pitch: Commonly the angle of a sloping roof; the ratio of height to the span (as in 4 on 12).

Plate: Single or double layer of 2 x 4 or 2 x 6 along the top of a stud wall.

Plenum: Enclosed air chamber.

Plumb: Perfectly vertical; at right angles to a perfectly level line.

Pointing: Cleaning loose mortar from joints between masonry (also called raking the joints) and refilling with fresh mortar.

Post Foundation: A system of posts (most commonly concrete or wood) set into the ground at regular intervals to support the frame of a home above it.

Pressure-Treated: Wood timbers treated with chemical preservatives under enough pressure to force the treatment deeply into the wood. The purpose is to prevent deterioration.

Rafters: Sloping timbers extending from the eaves to the roof ridge.

Recovery Rate: The rate at which a water heater will recover from the use of hot water by producing more.

R Factor: Measurement of a material's resistance to heat transmission; displayed on insulation; higher numbers give more insulating protection.

Ridge: The horizontal line along the highest part of the roof.

Rip Edge: Lengths of L-shaped metal flashing placed along the edges of a roof to seal the space between the shingles and the roof deck from the weather.

Riser: Vertical board set between stair treads.

Roll Roofing: Continuous strips of asphalt roofing applied with an overlap along the horizontal seam, particularly on low roofs.

Romex: Plastic-sheathed, flexible wire cable.

Sash: Framework that supports glass in a window.

Septic Tank: A subsurface tank (most commonly of concrete) which allows solids to settle out of waste water before the water flows to a drainage bed or leaching field.

Service Entrance: The point where the utility company's line enters the main electrical fuse or breaker box.

Sheathing: Primary covering over framing.

Shim: Small piece of material used to support adjustments in materials to achieve level or plumb surfaces.

Slab-On-Grade: A concrete floor slab placed directly on the ground.

Sleepers: Timbers usually laid flat, resting on the ground or concrete slab to support flooring.

Slope: A steep or gradual change (up or down) in the ground level.

Soffit: Surface under roof eaves overhanging an exterior wall.

Stud: Vertical, structural timber used to frame a wall.

Subfloor: Structural flooring laid directly over the floor joists; covered by finished flooring or under layment.

Sump: A chamber (most typically a hole in the basement floor) into which water (from perimeter drain, etc.) can flow from which it is discharged either by a sump pump or a gravity drain.

Swale: Shallow depression to collect and transfer water. A type of surface drainage.

Taping: Process of applying joint compound, perforated tape and successive coats of joint compound to conceal the seams between gypsum wallboard panels.

Termite Shield: Metal strip fastened over the top of the foundation and angled a short distance down each side or a barrier to separate masonry and wood components of the structure.

Toenailing: Practice of driving nails at an angle through the sides of a stud or other timber near the end where it butts another timber.

To The Weather: Describes the portion of a material, usually siding, exposed to the elements.

Trap: U- or S-shaped pipe fitted beneath fixtures so that a water seal prevents septic odor from entering the house.

Tread: Flat, horizontal stair step.

Truss: Triangular, reinforced rafter.

Underlayment: Thin, smooth plywood or particle board applied over a rough subfloor; covered with carpeting, vinyl tile or other material requiring a smooth base.

Valley: Intersection created by two sloping roofs, generally meeting at right angles.

Vapor Barrier: Thin sheathing to prevent the transmission of moisture through a wall; typically overlapped sheets of polyethylene film.

Ventilation: Air flow through basements, wall cavities, attics, etc. to prevent accumulation of moisture.

Vents: The openings (typically louvered or weatherproof) to allow ventilation.

Voltage: (official) One volt is the voltage between two points of a conducting wire carrying a constant current of 1 ampere, when the power dissipated between these two points is 1 watt. (unofficial) A volt is a measure of the "pressure" of an electrical service.

Wallboard: Commonly, paper-covered gypsum panels.

Warp: Bending along the flat, wide surface of a board or door.

Weep Holes: Small holes drilled in sills or window frames through which condensation escapes; also short sections of pipe placed at the base of retaining walls to release hydrostatic pressure and groundwater.

Zone: Independently controlled section of a heating system (typically hot water).

This glossary of common building terminology is provided as a service of
Criterium Engineers,® the oldest nationwide network of licensed, Professional Engineers specializing
in building inspections. Criterium Engineers® is headquartered at 22 Monument Sq. Suite 600, Portland, ME 04101(800) 242-1969

Nancy Robinson

From: info@criterium-lalancette.com
Sent: Wednesday, June 01, 2016 3:22 PM
To: twnbridg@comcast.net
Subject: 36926 Town of Bridgewater TS09- Radon In Air Test Report
Attachments: 36926 Town of Bridgewater TS09 - 1.9.pdf

Dear Town Select Board & Ms. Robinson,

1.9 pCi/L (picocuries per liter) is the radon-in-air test result. Attached is the report. Please review this information and call with any follow-up questions.

How to interpret your results:

< 4.0 pCi/L (less than 4.0 pCi/L) is below the EPA upper action level of 4.0 pCi/L.

The average indoor radon level is estimated to be 1.3 pCi/L and approximately 0.4 pCi/L is normally found in the outside air. The EPA publication Home Buyer's and Seller's Guide to Radon states, "The EPA believes that any radon exposure carries some risk, no level of radon is safe. Even radon levels below 4.0 pCi/L pose some risk. Radon levels in many homes *can* be reduced to 2.0 pCi/L or less. You can reduce your risk of lung cancer by lowering your radon level."

≥ 4.0 pCi/L (greater than or equal to 4.0 pCi/L) is at or above the EPA upper action level of 4.0 pCi/L.

In the Home Buyer's and Seller's Guide to Radon it states, "The EPA recommends that you take action to reduce your home's indoor radon levels if your radon test result is 4 pCi/L or higher… If elevated levels are found during the real estate transaction, the buyer and seller should discuss the timing and costs of radon reduction."

A list of Vermont and New Hampshire radon mitigators can be found at this link:
http://www.nrpp.info/radon_mitigation_service.shtml

If you would like further information about radon please refer to the following EPA publications:
Home Buyer's and Seller's Guide to Radon : http://www.epa.gov/radon/pubs/hmbyguid.html
Consumer's Guide to Radon Reduction: http://www.epa.gov/radon/pubs/consguid.html

*This information was last updated 04/2013

Thank you.

Best Regards,

Melissa

Melissa Werle, Environmental Engineering Technician
Criterium-Lalancette Engineers
PO Box 6348
Rutland VT 05702-6348