

WATER DEPARTMENT OFFICES

60 Forge Village Road

Year Constructed: 2003
Year of Renovation/Addition: NONE
Building Type: B, F-2
Construction Type: III B
Fire sprinklers: No
Total Floor Area: 16,000 SF
Floors: First
Assessor Lot # 025 0010 0000



Documents used in this report:

Roof Management Consultants, Inc "Roof Inspection and Evaluation Report"
dated November 14, 2013

GENERAL:

The building is in very good condition with generally minor problems. There are some issues associated with the lack of backflow preventers that will need to be addressed.

LIFE SAFETY:

HEALTH:

HAZARDOUS MATERIALS:

ADA COMPLIANCE:

3

Kitchen cabinets, appliances and sink are not in conformance with ADA. Sink needs to be shallower with knee space beneath. Range does not have controls at front and microwave is too high. Counters should be no higher than 34". It is recommended that initially the sink and it's cabinet be replaced to comply with ADA.



EXTERIORS:

4

Stucco has experienced extensive cracking and does not appear to have any expansion joints. Patch any new cracking and repaint surface.



- 3 Non-shrink leveling grout has cracked and requires replacement.
- 3 Water is collecting at thimble through wall allowing moss to grow. Some concrete masonry has broken off. Clean moss from wall and patch masonry.
- 3 Miscellaneous roof repairs are required including shingle repair, repairs to dormers, exhaust vents (2), Pipe penetrations (5), lightning rod repairs, and gutter system estimated at \$2,500. in the Roof Management Consultants, Inc's report dated November 14, 2013



INTERIORS:

- 3 There are a number of carpet seams that have started to fail. These should be repaired to avoid continuous growth of the open seams.



- A stair extends into the door opening and there is a gap between the stringer and the floor. There does not appear to be a simple solution to this problem. It is suggested that warning markings be applied to the floor at the top of the stair and the gap between the stringer and floor be filled.



ENERGY & WATER CONSERVATION:

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

- 4 Domestic hot water system does not have circulation system. Install hot water recirculation system, to maintain hot water temperature throughout system.
- 3 Tank mounted air compressor in Blower room has no legs and utilizes PVC piping. Air compressor requires legs to comply with CMR 522, and added PVC line to alternate location needs to be removed, for safety.

- 3 Tank type, gas fired water heater in Boiler room is too small. Replace with larger heater to satisfy emergency shower demand.
- 4 Exterior refrigerant piping insulation does not have a UV resistant cover which has resulted in deterioration. Replace insulation and provide UV resistant cover.
- 4 More occupancy sensors could be installed to control lighting.