

Property Condition Assessment

**Carnegie Library**  
**201 Avenue A**

Turners Falls, MA

DRY  
PC360

Prepared for:

**Town of Montague**

1Avenue A

Montague, MA 01376

January 15, 2021

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# 1 EXECUTIVE SUMMARY

## 1.1 Building Description

Originally constructed in 1955, the Carnegie Library located at 201 Avenue A (the "Property") is a two (2) story building with a partially above grade full basement containing a total area of +/- 7,058 sq. ft. The Property is situated on a 0.278 acre (+/-12,110 sq. ft.) parcel of land. The Carnegie Library is bounded to the north by Avenue A, to the east by 7<sup>th</sup> Street, by single family residences to the south and by The Soldiers Memorial to the west. The site is steeply sloped from high points at the south and west to the low points at the north and east.

## 1.2 Condition

In general, based on our visual observations, interviews and research, the building appears to be in FAIR condition.

The Property has three roof areas. The main roof is a sloped roof above second floor which is covered with asphalt shingles that were installed in 2005. At the perimeter of the second floor roof there is a flat roof which rings the sloped roof that is covered in a flat ethylene propylene diene monomer ("EPDM") roof membrane. The third roof area is a flat roof above the bow windows on the east and west elevations which are also covered in EPDM. The two roof areas with EPDM membrane systems were reportedly installed in 2017. The main roof will be twenty-five (25) years old at the midterm of the evaluation period and will require replacement.

The façade of the Property is brick masonry with decorative horizontal precast bands at the base of the building and a tall wood painted frieze with a decorative painted wood cornice with dentils at the roof. Window openings are framed with either an arched brick or precast lintel and precast sills. At the main entrance, there is a significant painted wood pediment supported by fluted precast columns flanked by precast pilasters. At the south elevation there is another, less ornate, painted wood pediment. On the north, east and west elevations there are large decorative windows with arched precast lintels enclosing arched windows over three double hung windows. The masonry was observed to be in good condition with limited areas where the mortar joints have receded. The decorative wood frieze and trim was observed to have peeling paint and potentially areas of deteriorated wood. The exterior masonry walls will require partial repointing and the areas of wood will require painting and repairs during the evaluation period.

The windows are typically double hung with a single pane of glass set in wood frames. Exterior aluminum storm windows have been installed over the original windows. The glazing at the windows is in fair to poor condition. Exterior doors are wood. The wood trim, windows and doors were observed to be in fair to poor condition and will require repairs, reglazing and repainting.

The basement of the Property has been finished and was occupied for administrative space and book storage/sales. On site personnel state that the basement has had ongoing issues with water infiltration and moisture. After inspection by the Board of Health it was determined that there was moisture in several of the perimeter walls that enclose the foundation walls and a recent rain event flooded the basement floor damaging the carpet flooring. It is recommended that the existing finishes, walls, ceilings and flooring be removed in the near term. Improvements to exterior site drainage should be made to divert surface water runoff away from the foundation. Any finishes installed at the basement should be limited to minimize the potential for future mold growth. It is recommended that when the HVAC systems are replaced and upgraded that a separate system be installed to serve the basement and that the system be equipped with dehumidification.

Heating is provided an oil fired forced hot air furnace located in the basement. There are two (2) 235 gallon fuel oil tanks in the basement adjacent to the furnace. The furnace was reportedly installed in 3005 and is fifteen (15) years old. The furnace appeared to be in good condition. Additionally, an Energy Recovery Ventilation system was installed in the past year to introduce outside air into the building.

Cooling is provided by a five (5) ton direct expansion air cooled condenser and cooling coils which are located in the supply ductwork of the furnace. When operated for cooling the furnace acts as an air handler to circulate air

over the cooling coils. The condenser appears to have been installed in 2014-2015 and was observed to be in good condition.

Onsite personnel reported that a previous energy study of the HVAC systems indicated that the systems are undersized. It was reported that the installation of the energy recovery system has exacerbated problems maintaining temperature in the building. A very preliminary review of the area and volume of the building indicate that both the heating and cooling systems appear to be undersized.

The heating and cooling systems will reach their expected useful life by the midpoint (Year 5) of the midterm of the evaluation period. It is anticipated that the systems would require replacement at that time. However the capacity of the existing systems is 50% or less of what is required. The systems should be replaced in the near term.

The incoming water service located in the basement is provided by the Town of Montague. Domestic hot water is provided by a six (6) gallon electric hot water heater located in the basement. The plumbing systems appeared to be in good condition.

The electrical system consists of a single (1) 120/208V, three (3) phase, one (1) wire main electrical load center manufactured by General Electric which located in the basement. The load center is equipped with a main breaker as well as individual breakers which feed distributed loads throughout the building. The main breaker does not have an indicated rating; however, the load center is rated at 200 amps.

The Property does not have a comprehensive fire protection (sprinkler) system or a fire alarm system. There is a single (1) sprinkler head on a dedicated water line with a shut off valve located in the basement mechanical room. There are fire extinguishers located throughout the occupied spaces.

The building has limited elements of handicapped accessibility including an accessible entrance with handicapped ramp. There are no accessible restrooms and no accessible access from the ground floor to the second floor or basement. The anticipated costs of maintenance and repairs identified in this report will exceed the first tier cost threshold (\$100,000) established in Massachusetts 521 CMR - Architectural Access Barriers Board. In year two (2) the trigger will require the of a handicapped accessible restroom at the first floor.

The major capital items identified in the report relate to repair and replacement of exterior features including replacement of the main roof, masonry re-pointing of the exterior facades, removal and replacement of interior finishes at the basement and installation of an accessibility restroom at the first floor. The Property will require replacement of other major components including the roof during the fifteen (15) year evaluation period. Anticipated capital and repair costs are summarized in Section 1.3.



### 1.3 Summary of Costs

Costs associated with the correction of present observed issues, deficiencies, deferred maintenance and component and systems replacements are as follows (in thousands of dollars):

**Carnegie Library**  
Summary of Costs by Building System and Priority

Building System Summary	Cost per Year (\$1,000's)																
	Immediate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
5.1 Site & Features at Grade	\$0.0	\$0.6	\$34.8	\$9.4	\$0.0	\$0.0	\$0.0	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$46.9
5.2 Roofing	\$0.0	\$1.1	\$0.0	\$5.5	\$0.0	\$2.8	\$0.0	\$0.0	\$0.0	\$0.0	\$25.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$34.7
5.3 Exterior Walls	\$0.0	\$0.0	\$8.3	\$41.4	\$43.2	\$17.3	\$17.3	\$17.3	\$26.4	\$0.0	\$33.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$204.2
5.4 Structural Systems	\$0.0	\$11.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.0
5.5 Interior Elements	\$0.0	\$0.0	\$47.3	\$14.9	\$0.0	\$0.0	\$38.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$100.6
5.6 Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7 Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8 HVAC	\$0.0	\$0.2	\$23.3	\$7.0	\$0.2	\$1.0	\$0.2	\$0.2	\$0.2	\$0.2	\$22.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$55.3
5.9 Plumbing	\$0.0	\$1.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4.1
5.10 Fire Protection	\$0.0	\$0.0	\$0.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.4
5.11 Electrical System, Telephone	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.5
5.12 Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13 Fire Alarm & Life Safety	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$0.0	\$1.1	\$5.5	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$9.9
5.14 Accessibility	\$0.0	\$5.5	\$90.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$96.3
5.15 Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
LEED																	
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$21.8</b>	<b>\$205.8</b>	<b>\$78.2</b>	<b>\$43.3</b>	<b>\$22.2</b>	<b>\$56.0</b>	<b>\$17.5</b>	<b>\$28.8</b>	<b>\$1.3</b>	<b>\$92.1</b>	<b>\$0.2</b>	<b>\$0.2</b>	<b>\$1.3</b>	<b>\$0.2</b>	<b>\$0.2</b>	<b>\$568.8</b>

Summary of Costs by Building System and Priority  
Broken Out By R&M and CE

**SUMMARY OF COST BY YEAR FOR REPAIR & MAINTENANCE**

Building System Summary	Cost per Year (\$1,000's)																
	Immediate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
5.1 Site & Features at Grade	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Roofing	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.3 Exterior Walls	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.4 Structural Systems	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.5 Interior Elements	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.6 Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7 Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8 HVAC	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.9 Plumbing	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.10 Fire Protection	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.11 Electrical System, Telephone	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.12 Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13 Fire Alarm & Life Safety	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.14 Accessibility	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.15 Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
LEED																	
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>

**SUMMARY OF COST BY YEAR FOR CAPITAL EXPENDITURE**

Building System Summary	Cost per Year (\$1,000's)																
	Immediate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
5.1 Site & Features at Grade	\$0.0	\$0.6	\$34.8	\$9.4	\$0.0	\$0.0	\$0.0	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$46.9
5.2 Roofing	\$0.0	\$1.1	\$0.0	\$5.5	\$0.0	\$2.8	\$0.0	\$0.0	\$0.0	\$0.0	\$25.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$34.7
5.3 Exterior Walls	\$0.0	\$0.0	\$8.3	\$41.4	\$43.2	\$17.3	\$17.3	\$17.3	\$26.4	\$0.0	\$33.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$204.2
5.4 Structural Systems	\$0.0	\$11.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.0
5.5 Interior Elements	\$0.0	\$0.0	\$47.3	\$14.9	\$0.0	\$0.0	\$38.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$100.6
5.6 Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7 Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8 HVAC	\$0.0	\$0.2	\$23.3	\$7.0	\$0.2	\$1.0	\$0.2	\$0.2	\$0.2	\$0.2	\$22.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$55.3
5.9 Plumbing	\$0.0	\$1.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4.1
5.10 Fire Protection	\$0.0	\$0.0	\$0.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.4
5.11 Electrical System, Telephone	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.5
5.12 Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13 Fire Alarm & Life Safety	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$0.0	\$1.1	\$5.5	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$9.9
5.14 Accessibility	\$0.0	\$5.5	\$90.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$96.3
5.15 Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
LEED																	
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$21.8</b>	<b>\$205.8</b>	<b>\$78.2</b>	<b>\$43.3</b>	<b>\$22.2</b>	<b>\$56.0</b>	<b>\$17.5</b>	<b>\$28.8</b>	<b>\$1.3</b>	<b>\$92.1</b>	<b>\$0.2</b>	<b>\$0.2</b>	<b>\$1.3</b>	<b>\$0.2</b>	<b>\$0.2</b>	<b>\$568.8</b>

## 2 PROJECT INFORMATION

Building Name: Carnegie Library

Building Location: 201 Avenue A, Turners Falls, MA

Building Type: Library

Building Area: +/- 7,058 square feet

Building Height: 2 Stories plus full partially above grade basement

Site Area: 0.278 acres (+/-12,110 sq. ft.)

Parking: One (1) Car

Year Built: 1905

Age: One Hundred Sixteen (116) years

Present Owner: Town of Montague

Building Manager: Linda Hickman

This PCA Carried Out for: Town of Montague  
1 Avenue A  
Montague, MA

Date of Site Visit: November 30, 2020

Weather During Site Visit: Overcast, 40 degrees F, raining

Report Date: January 15, 2020

Site Visit Conducted By: Gregory J. Walsh  
Brian P. Laroche

Personnel at Site: Linda Hickman – Library Director  
Mark Nelson – Montague DPW  
Jim Whiteman – Montague DPW

Municipality of Jurisdiction: Montague, MA

Applicable Building Codes: Massachusetts State Building Code 9<sup>th</sup> Edition  
Existing Building Code (IEBC 2015)  
Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.0  
Massachusetts Architectural Access Board Regulations 521 CMR  
Americans with Disabilities Act 2010 Standards for Accessible Design  
National Fire Protection Association (as referenced by 780 CMR and 527 CMR)

### 3 OBJECTIVE

#### 3.1. Objective

The objective of this Property Condition Assessment (APCA) is to assess the general condition of the property and document obvious problems or visible defects based on visual observations, review of available documentation and discussions with property management. The building components and systems assessed include pavement and site improvements, building envelope, mechanical and electrical plumbing, fire protection and alarm systems.

The following is an abbreviated form of the standard Property Condition Assessment ("PCA") report which would contain significantly more detailed information on all of the building systems resulting from a more complete assessment as performed by licensed engineers and consultants specializing in each of the specific disciplines. This report is a summary of observations by a Potomac Capital Advisors, Inc. representative and does not strictly conform to the requirements of ASTM – E2018-99 (Standard Guide for Property Condition Assessment Procedures).

Regardless of its scope, an APCA cannot completely eliminate the potential for physical deficiencies or predict the performance of the Property's systems. This survey was conducted as a visual walk through of the property and did not include any testing or destructive testing of the building or any systems. As such it is not the intent of this survey to uncover every defect in the property, and this report will serve to reduce, but not eliminate uncertainty with regard to potential deficiencies

**THIS REPORT IS THE PROPERTY OF POTOMAC CAPITAL ADVISORS, INC. AND TOWN OF MONTAGUE, AND WAS PREPARED FOR A SPECIFIC USE AND PURPOSE. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF POTOMAC CAPITAL ADVISORS, INC. AND THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED UNLESS SPECIFICALLY IDENTIFIED HEREIN.**

#### 3.2. Scope of Report

To accomplish the APCA objectives, the Scope of Work includes the following tasks:

1. Review of available documentation such as construction documents, base building certificate of occupancy, reports of building code violations or previous PCA reports;
2. Interviews with property management or maintenance personnel knowledgeable of the physical characteristics, maintenance and repair of the property;
3. A Walk-Through Survey of the property to visually observe the property so as to obtain information on material systems and components for the purpose of providing a brief description, identifying physical deficiencies to the extent that they are observable, and for obtaining information needed to develop the Property Condition Assessment;
4. Preparation of Opinions of Probable Costs to Remedy observed physical deficiencies; and,
5. Preparation of the Property Condition Assessment documenting the findings and results of the preceding tasks.
6. No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared
7. A survey for the presence of mold or fungus, or to opine on indoor air quality is explicitly excluded.

## 4 METHODOLOGY

### 4.1. Guide Specification

In general, this is an abbreviated form of Property Condition Assessment. This is the standard form that PCA360 uses for reports of this type, while this form generally follows the ASTM guidelines it does not strictly conform to ASTM E 2018-99 standards for PCA reporting.

### 4.2. Documentation Review

Any documentation provided by the Owner or on-site personnel which was available was reviewed if it would augment the walk-through survey and assist the assessor in understanding the subject project and identifying physical deficiencies. Such documentation is generally limited to construction drawings, specification, base building Certificate of Occupancy and recorded code violations. Other documents thought to be helpful, if available, may have been reviewed. Documents reviewed are listed in Section 2.0 of this report.

### 4.3. Interviews

On site interviews with property management or maintenance personnel familiar with the building were conducted to develop an understanding of the maintenance and service information and history of the building. Any documentation provided by those individuals was reviewed and the information included in this report. The names of those interviewed, documents reviewed, and applicable codes are listed in Section 2.0 of this report.

### 4.4. Walk-Through Survey

A visit to the property was conducted to visually observe the property to obtain information on material systems and components for the purposes of providing a brief description, identifying physical deficiencies to the extent that they are observable, and obtaining information needed to address such issues in the Property Condition Assessment. This investigation was strictly a visual inspection of the property and building systems and explicitly excludes any operation, testing or destructive testing of the building or any systems.

A Property Condition Assessment of this type cannot eliminate the uncertainty regarding the presence of, or potential for physical deficiencies or predict the continued performance of the Property's systems. The preparation of a PCA is not intended to uncover every defect in the Property and may reduce, but will not eliminate, the uncertainty regarding the potential for component or system failure.

A Registered Architect has observed the pavement, exterior walls, roofing, mechanical, electrical systems and has reviewed generally the building for requirements of the Americans with Disabilities Act. In addition, components and systems have been evaluated for their expected useful life and effective age, with replacement recommendations noted for those systems or components that will reach the end of their remaining useful life during the analysis term.

Physical deficiencies identified as significant are deemed to be present if they represent either of the following:

1. The physical deficiency represents a cited or apparent code violation, an immediate life safety or health hazard to the occupants or users of the property, or a fire safety hazard to the property itself, or;
2. The physical deficiency, if left uncorrected, could result in accelerating deterioration of the system in question and significantly increase the cost to correct.

Other physical deficiencies of a lesser nature and/or items of deferred maintenance have also been observed and noted for inclusion in aggregate cost estimate.

Other observations consist of one or a combination of the following activities:

1. Walk- through observations on a complete or sample basis to determine the overall condition of the property;
2. Observation of a representative sample of improvements, building, equipment and fixtures and systems to determine serviceability and operating characteristics;
3. Non- invasive and detailed observations to determine representative conditions;
4. Recording of physical deficiencies; and
5. Photos taken of building exteriors, roofs, site features and common areas, sufficient to give a general idea of the character and condition of the building, where it would help illustrate various points to the reader, specific deficiencies have also been photographed.

#### **4.5. Opinion of Probable Costs**

Based upon our observations during our site visit, as well as information gathered from the Documentation Review and Interviews, we have prepared a list of recommended repairs to address present observed physical deficiencies, along with general scope and preliminary budget cost estimates for these repairs. These estimates are for components or systems exhibiting patent or significant deferred maintenance requiring major repairs or replacement. Repairs or replacements that could be classified as cosmetic, decorative, part or parcel of a building renovation program, normal preventative maintenance, or that are the responsibility of tenants, were not included.

These preliminary budget cost estimates were prioritized as follows:

Immediate (I):

Expenditures that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated condition of critical element or system, or a condition that if left "as is" with an extensive delay in correction, would result in or contribute to critical element or system failure within one year or would lead to significantly escalated repair costs.

Years 1 through n (1,2,3 etc.):

Deficiencies which may not warrant immediate attention, but which require repairs or replacements that should be undertaken on a priority basis taking precedence over routine preventative maintenance. Deferred maintenance or deficiency resulting from improper design, installation and/or quality of original material or systems. Repairs that fall into the category of an ongoing maintenance/replacement problem, components or systems that have realized or exceeded their expected useful life.

In general, where multiple years are shown on a line item, the total line item cost will be recognized in full for each of the years shown, as a repeated project/ cost.

Accessibility Compliance:

Expenditures that need to be incorporated into a plan for bringing the building into compliance with the Americans with Disabilities Act and the City of New York Local Law 58 accessibility requirements.

In addition, the budget items were categorized as follows:

Repair & Maintenance	RM
Capital Expenditures	CE

Cost information used is generally obtained from consultants and our recent experience with projects that are similar, where applicable industry recognized databases, such as R.S. Means, F. W. Dodge or similar are consulted. Where appropriate, Potomac Capital Advisors, Inc. and its consultants use their own database of construction cost information or obtains cost information from contractors.

Estimated costs are preliminary and require refinement. They are not to be construed as final nor are the work scopes provided necessarily all-inclusive. Such costs and work scopes are “order of magnitude”, and are to be used to assist the reader in the overall assessment of the property.

These costs are also net of construction management fees, design fees and contingency budget. Final and actual costs may vary depending on such matters as material, equipment or system selected, field conditions and unknowns. Materials or procedures recommended in this report are suggestions only and need to be researched further and refined. In order to obtain the best prices, we recommend that competitive bids be secured. Budgeting for contingencies is advised.

DRAFT

## 5 DESCRIPTIONS & OBSERVATIONS

### 5.1. Site & Features at Grade

#### Description

The Property is situated on a 0.278 acre (+/-12,110 sq. ft.) parcel of land. The Carnegie Library is bounded to the north by Avenue A, to the east by 7<sup>th</sup> Street, by single family residences to the south and by The Soldiers Memorial to the west. The site is steeply sloped from high point at the south to the low point at the north.

The site is well landscaped with mature vegetation and trees. Site storm water drains by sheet action to vegetated areas as well as adjacent sidewalks and streets.

Features at grade consist of cast in place concrete sidewalks at the perimeter street edge of the Property along Avenue A and 7<sup>th</sup> Street and leading to the main entrances as well as bituminous driveway to the rear (south).

#### Observations/Comments

In general, the site and features at grade are in fair condition consistent with their expected age. The existing cast in place concrete sidewalks are generally in good condition with some limited areas at the main entrance that have either settled or cracked. Open joints in the concrete walkways and at the granite steps at the front entrance stairs were observed which contribute to spalling and cracking.

The bituminous driveway at the rear (south) is in fair to poor condition, with cracking apparent throughout and several areas where the finish course has delaminated exposing the base course.

At the base of the building in the rear (southeast corner) there is a paved apron/parking space which is cracked and in poor condition.

On site personnel state that the basement experiences water infiltration during periods of heavy rain and that there are more general issues with groundwater which are believed to be linked to moisture in the basement which has resulted in mold and air quality problems.

There is a significant (+/- 4'-0") grade differential between the back of the library property and the adjacent single family home characterized by a +/- 45° slope down to the library driveway. It was observed that a bituminous curb was added to the edge of the driveway to divert storm water flow away from the base of the library foundation. The steep grade and overall grading of the driveway and surfaces adjacent to the foundation are likely contributing to surface water runoff infiltrating the foundation walls and basement spaces.

On site personnel report that they believe that the well in the center of the handicapped ramp may be contributing to water infiltration at the basement. The condition was reviewed during the inspection. It is anticipated that there are foundation walls installed during the construction of the ramp that would likely contain storm water rather than directing to the building foundation. It seems more likely that the low area to the left of the rear entry door and basement door is the source of water infiltration.

#### Recommendations

The rear driveway and apron/parking area are in fair to poor condition. In addition to the condition of the paving the grading and drainage at these areas are likely contributing to water infiltration in the basement. It is recommended that the driveway and apron/parking areas be removed, regraded, repaved and that the low area to the left of the rear entrance and basement door be regraded and paved to direct surface water runoff away from the foundation in the early term of the evaluation period.

Due to the steep grades of the adjacent property, it is anticipated that efforts to regrade the driveway and apron/parking area will improve but not eliminate storm water runoff. It is recommended that storm drains be installed and tied into the municipal storm water system in 7<sup>th</sup> Street in the early term of the evaluation period.

It was observed that there are limited areas of cracking and settlement at the concrete sidewalks from the street to the main entrance. Sections of damaged and settled concrete should be repaired and/or replaced to eliminate trip hazards in the early term of the evaluation period.

Open joints in the sidewalks and at the main entrance stairs were observed. The open joints allow water infiltration which contributes to freeze/thaw action which will cause further heaving and spalling of the sidewalks. The joints should be cleaned and caulked in the early term of the evaluation period.

At the toe of the handicapped ramp, the concrete paving settled and was patched with bituminous paving which is not uniform and was observed to be in fair condition. Temporary repairs to the toe of the ramp should be made in the immediate near term to meet accessibility requirements until the adjacent apron/parking area is repaved and more permanent repairs can be made.

At the cast in place concrete handicapped ramp, minor areas of past spall repairs were observed on the exterior walls. Rusting was observed at the base of the metal railings and on-site personnel state that maintenance includes liberal application of road salt to the ramp during snow accumulation. To arrest further spalling and deterioration due to the use of salt, all spalls should be repaired and a urethane traffic coating applied on the top and side surfaces of the ramp in the early term of the evaluation period.

At the base of the railings on the handicap ramp, it was observed that water pools against the posts and is causing significant rusting. In conjunction with the application of the traffic coating, all rust should be cleaned from railing posts, the posts primed and painted, and a urethane sealant applied to form a cant joint at the base of the railings to shed water away from the railing posts.

All metal railings at the main entrance walkway and main entrance stairs should be cleaned, primed and painted regularly throughout the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.1 Site & Features at Grade						
Observation/Issue/Recommended Correction	Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Regrade & repave driveway & apron/parking area	1650	SF	\$4	\$6,600	CE	2
2. Add Drainage to driveway at rear of building - Tie to City Storm	150	LF	\$150	\$22,500	CE	2
3. Repairs to cracked sidewalk at both sets of stairs	65	SF	\$10	\$650	CE	3
4. Caulk joints at concrete walk & front steps	250	LF	\$10	\$2,500	CE	2
5. Repairs to concrete landing at toe of handicapped ramp	25	SF	\$20	\$500	CE	1
6. Repairs to spalls at face of handicapped ramp walls & apply	1	EA	\$4,500	\$4,500	CE	3
7. Repairs spalls and caulk railing post base at handicap ramp w/ cant joint	28	EA	\$50	\$1,400	CE	3



5.1 Site & Features at Grade						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
8. Scrape & paint metal railings	1	LE	\$2,000	\$2,000	CE	3
9. Scrape & paint metal railings	1	LE	\$2,000	\$2,000	CE	8
10. Contingency		10.0%		\$4,265	CE	
<b>Total</b>				<b>\$46,915</b>		

## 5.2. Roofing

### Description

The Property has three roof areas. The main roof is a sloped roof above second floor which is covered with asphalt shingles that were installed in 2005. At the perimeter of the second floor roof there is a flat roof which rings the sloped roof that is covered in a flat ethylene propylene diene monomer ("EPDM") roof membrane. The third roof area is a flat roof above the bow windows on the east and west elevations which are also covered in EPDM. The two roof areas with EPDM membrane systems were reportedly installed in 2017. These roofs were not accessible during the walk-through inspection and were viewed from grade. On site personnel state that while there had been leaks in the past, since the replacement of the roof membrane on the flat roof sections there are no current active leaks. Storm water at the main roof drain to interior storm drain lines connected to the municipal storm water system.

### Observations/Comments

These roofs were not accessible and could not be observed closely. Viewed from grade the roofs appeared to be in good condition. Based on anecdotal reports regarding the installation of the roofs, the oldest roof area is the main roof which is fifteen (15) years old while the areas of flat roofs are three (3) years old.

### Recommendations

The roofs are currently in good condition and both asphalt and EPDM systems are expected to have several additional years of service life. To ensure that the roofs continue to perform satisfactorily it is recommended that a roof inspection be performed during the midpoint of the evaluation term and that any minor repairs be made that will extend the useful life of the roofs.

It was observed that adjacent trees at the rear of the building are growing over the roof and that moss is growing on the asphalt shingles. This condition will reduce the useful life of the roof. The tree should be trimmed back from the roof and the moss cleared from the shingles in the immediate near term.

At the rear entrance to the library and basement there is a canopy roof above the rear door with an asphalt shingle roof. The shingles appear to be in fair to poor condition and it was observed that the rear door swings outward and conflicts with the overhang of the canopy. The canopy should be raised or modified and the shingles replaced in the early term of the evaluation period.

The asphalt shingle roof is currently fifteen (15) years old. The expected useful life of asphalt shingle roofs varies from twenty-five (25) to thirty (30) years depending on the original quality of the materials and the weather elements. It is anticipated that the asphalt shingle roof will require replacement at the end of the evaluation term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.2 Roofing						
Observation/Issue/Recommended Correction	Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Inspect roof and allowance for misc. repairs at asphalt & EPDM roofs	1	LS	\$2,500	\$2,500	CE	5
2. Trim tree back from roof and clean moss from asphalt shingles ate rear of building	1	LS	\$1,000	\$1,000	CE	1
3. Rebuild canopy roof at rear entry door	1	LS	\$5,000	\$5,000	CE	3
4. Replace main asphalt roof	40	SQ	\$575	\$23,000	CE	10
5. Contingency		10.0%		\$3,150	CE	
<b>Total</b>				<b>\$34,650</b>		

### 5.3. Exterior Walls

#### Description

Exterior walls were observed at grade. The inspection did not include performing up close visual inspection using an aerial lift or swing stage. The façade of the Property is brick masonry with decorative horizontal precast bands at the base of the building and a tall wood painted frieze with a decorative painted wood cornice with dentils. Window openings are framed with either an arched brick or precast lintel and recast sills. At the main entrance, there is a significant painted wood pediment supported by precast fluted columns flanked by precast pilasters. At the south elevation there is another, less ornate, painted word pediment. On the north, east and west elevations there are large decorative windows with arched precast lintels enclosing arched windows over three double hung windows.

The windows are typically a double hung, single pane glass set in wood frames. Exterior aluminum storm windows have been installed over the original windows. Exterior doors are wood.

#### Observations/Comments

The exterior walls were viewed from grade. It was observed that the brick and precast façade of library was in fair to good condition with very limited distress. The brick façade is a roman brick set with narrow mortar joints which generally appeared in good condition with no apparent spalled brick and only limited areas where the mortar joints between bricks appeared to be somewhat or deeply recessed.

The decorative precast at the bands, lintels and sills appeared in good condition, however the joints between the precast stones were observed to be in fair to poor condition, with missing mortar, cracked mortar and areas where the mortar had been replaced with a urethane caulk. The joints between the precast stones of the columns and pilasters flanking the main entrance were observed to be deeply recessed.

The decorative painted wood frieze and cornices appeared in good condition, however the paint has begun to fail and there are sections of peeling paint and potentially rotted wood. At the north and south painted wood pediments, the paint was also observed to be failing.

The windows and doors are set in painted wood casing and brick molding which was observed to be in fair condition. The paint was peeling and in isolated locations the wood trim appeared weathered or possibly rotted.

The main stairs to the front door are granite and the joints between the treads and risers as well as the joints at the cheek walls on either side of the stairs were observed to be typically open with no mortar or caulk joint.

At the interior, it was observed the upper window sash had been fixed in place and on-site personnel state that the sash cords and counterweights on most windows were no longer functional.

Recommendations

Generally, the masonry facades and joints appeared in good condition with limited areas observed where mortar joints appeared recessed. It is recommended that a program to repoint approximately twenty-five percent (25%) of each façade, one per year be implemented in the midterm of the evaluation period.

At the main entrance, the joints between the stone columns and pilasters were observe to have cracked, deeply recessed or missing mortar joints. To deter water infiltration and potential spalling, the joints should be repointed in the early term of the evaluation period.

At the decorative stone belt course and at window head and sill stones, the joints between the stones were observe to have cracked, deeply recessed or missing mortar joints. To deter water infiltration and potential spalling the joints should be repointed in the early term of the evaluation period.

Wood trim at windows and the wood windows and doors were observed to be in fair to poor condition with heavily peeling paint and dried out or missing glazing at windows. All wood trim, wood windows and doors should be scraped, primed and painted and windows reglazed as required in the early term and again in the later term of the evaluation period.

The basement windows were observed to be in fair to poor condition. The basement windows will require replacement in the early term of the evaluation period.

It was observed that some of the wood windows had the upper sash fixed in place by the addition of wood blocking below the bottom of the upper sash. On-site personnel state that the sash cords and counterweights on many of the windows were no longer in place or operable. The window sash cords and counterweights should be renovated to allow proper operation and closing of the windows early in the midterm of the evaluation period.

The Property has aluminum storm windows which were observed to be in fair condition. It is anticipated that the storm windows will require replacement at the end of the midterm of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.3 Exterior Walls							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. North Elevation allowance for 25% repointing	600	SF	\$45	\$27,000	CE	4	
2. East Elevation allowance for 25% repointing	350	SF	\$45	\$15,750	CE	5	
3. South Elevation allowance for 25% repointing	350	SF	\$45	\$15,750	CE	6	
4. West Elevation allowance for 25% repointing	350	SF	\$45	\$15,750	CE	7	
5. Repoint Columns & Pilasters at main Entry	1	LS	\$7,500	\$7,500	CE	2	

5.3 Exterior Walls						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
6. Recaulk joints at precast belt course and window heads & sills	300	LF	\$14	\$4,200	CE	3
7. Scrape, Reglaze, Caulk & Paint Windows & Doors	60	EA	\$150	\$9,000	CE	3
8. Scrape & Paint fascia, cornice & pediments	1	LS	\$12,500	\$12,500	CE	3
9. Sand, Stain & Varnish Front Doors	1	LS	\$2,500	\$2,500	CE	3
10. Scrape, Reglaze, Caulk & Paint Windows & Doors	60	EA	\$150	\$9,000	CE	8
11. Scrape & Paint fascia, cornice & pediments	1	LS	\$12,500	\$12,500	CE	8
12. Sand, Stain & Varnish Front Doors	1	LS	\$2,500	\$2,500	CE	8
13. Replace basement windows	21	EA	\$450	\$9,450	CE	3
14. Repair window sash cords & counter weights 1st & 2nd Floors	35	EA	\$350	\$12,250	CE	4
15. Replace exterior storm windows	60	EA	\$500	\$30,000	CE	10
16. Contingency		10.0%		\$18,565	CE	
<b>Total</b>				<b>\$204,215</b>		

#### 5.4. Structural Systems

##### Description

The Property was originally constructed in 1905. The structural components of the building were largely concealed by interior finishes, and could not be observed or verified. At the basement, exposed portions of the foundation walls indicate that the foundation are a combination of rough fieldstone and brick. The exterior walls appear to be a solid brick masonry bearing wall. Based on the age and type of construction floor, interior walls and roof framing is anticipated to be wood.

##### Observations/Comments

In general, the building structural systems appeared to be in good condition. It was observed that there was some diagonal cracking in the plaster walls at ceiling at the southwest corner of the second floor which may indicate past settlement or movement of the roof structure.

##### Recommendations

It was not readily apparent what caused the diagonal cracks in the interior wall finishes at the second floor. On-site personnel reported that it may have been related to a heavy snow load several years ago. It is recommended that a structural engineer be engaged to perform an inspection and analysis of the cracking and determine if there is any on-going concern.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.4 Structural						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Structural evaluation of diagonal	1	LS	\$10,000	\$10,000	CE	1
2. Contingency		10.0%		\$1,000	CE	
<b>Total</b>				<b>\$11,000</b>		

### 5.5. Interior Elements

Description

The Property has a variety of interior finishes and elements, most of which date to the original construction and others which have been replaced or upgraded over time.

Interior floor finishes of the consist of painted wood flooring at the second floor, asbestos containing (“ACT”) floor tile, and carpet at the first floor and carpet in the basement level. Ceilings were painted plaster, pressed tin, pressed tin with an applied acoustic tile and acoustic ceiling tile (“ACT”) in a suspended grid. Walls were painted plaster or painted gypsum wall board as well as wood paneling and exposed painted brick at the basement level. Light fixtures were a combination of ceiling mounted and suspended fixtures at the first and second floor and 2’x4’ lay-in fluorescent fixtures in the ACT ceiling in the basement.

Observations/Comments

Generally, the interior finishes appear in good condition and well maintained. Routine maintenance, repairs and replacement are anticipated throughout the term.

It was observed that the basement had been renovated for occupancy with wood panel walls and carpet flooring in approximately half the space, while exposed concrete wall and painted stone and brick foundation walls were present in the other half of the space. The ceiling in the finished areas was a 2’ x 4’ acoustic ceiling tile in an exposed metal grid. On-site personnel stated that the basement has several locations where groundwater infiltrates the basement during periods of heavy rain. The basement is also martially belowgrade and down gradient to groundwater flow. The Town Board of Health was asked to inspect the space to address concerns regarding mold and air quality. The BOH inspection identified several locations at the wood panel covered walls which had high levels of moisture. On-site staff report that employees that regularly worked in the basement had to be relocated due to allergies related to the air quality. It was also reported that on the day of the inspection, after the inspection was completed, more substantial flooding occurred in the basement.

Recommendations

At the second floor, it was observed that there were numerous areas of wall and ceilings that had been damaged from prior roof leaks. The roof leaks have been addressed, however the areas of damaged and previously repaired damage were in poor condition. The plaster walls and ceilings should be properly repaired by removing damaged materials and replacing them with new plaster or gypsum wallboard in the early term of the evaluation period.

Subsequent to wall and ceiling repairs the ceiling of the second floor should be completely repainted.

At the first floor, it was observed that there are sections of asbestos containing floor tile (“ACT”) that were in poor condition and which are covered with floor mats taped to the tile floor to eliminate potential exposure. Areas of ACT tile should be removed and new vinyl composite tile be installed in the midterm of the evaluation period.

The basement is a damp environment and subject to water infiltration and flooding. In Section 5.1 Site & Features at Grade recommendations were made to regrade, repave and add drainage to reduce groundwater infiltration at the perimeter foundation walls in the rear of the building. However, the basement is below grade and downgradient to groundwater flow. There is no simple way to address the combined issues of surface water and ground water which will create a dry basement and there is no easy fix that can be supported by a cost/benefit analysis.

Understanding that the space will always have groundwater issues, the recommendation is that all of the existing wall, floor and ceiling finishes be removed. For the continued use of the space it is recommended that a new moisture resistant ceiling tile and lighting be installed, that perimeter foundation walls be painted with a water blocking paint and that floors be left as exposed concrete. It is also recommended in Section 5.8 Heating, Ventilation and Air Conditioning that a separate system be installed only to condition the basement and that the system include dehumidification.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.5 Interior Finishes</b>							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
Repairs to plaster & lath ceilings at							
1. 2nd floor (remove & replace 15%)	225	SF	\$50	\$11,250	CE	3	
2. Repaint 2nd floor ceiling	1500	SF	\$1.50	\$2,250	CE	3	
3. Remove asbestos tile at 1st floor	2500	SF	\$7.00	\$17,500	CE	6	
4. Replace 1st floor tile	2500	SF	\$7.00	\$17,500	CE	6	
5. Remove Basement interior finishes	2500	SF	\$9	\$22,500	CE	2	
6. Replace ACT Ceiling	2500	SF	\$3	\$6,875	CE	2	
7. Replace lay in light fixtures	24	EA	\$150	\$3,600	CE	2	
8. Paint foundation & interior walls	2500	EA	\$4	\$10,000	CE	2	
9. Contingency		10.0%		\$9,148	CE		
<b>Total</b>				<b>\$100,623</b>			

## 5.6. Specialties, Equipment and Special Construction

### Description

Items under this category include metal toilet partitions, toilet accessories, horizontal window blinds, fire extinguishers and cabinets, building directory and signage. Also included are items such as kitchen equipment, public address systems or any other unique systems not generally captured elsewhere in this report.

### Observations/Comments

The Property does not have any unique equipment or systems not covered elsewhere in this report

### Recommendations

There were no identified specialties, equipment or special construction. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.6 Special Systems & Components						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
<b>Total</b>				<b>\$0</b>		

### 5.7. Vertical Transportation

Description

Vertical transportation systems consist of elevators, limited use, limited application (“LULA”) elevators, handicapped lifts and escalators. The Property does not have any vertical transportation systems.

Observations/Comments

None.

Recommendations

There are no vertical transportation systems. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.7. Vertical Transportation						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
<b>Total</b>				<b>\$0</b>		

### 5.8. Heating, Ventilation and Air Conditioning

Description

The Property is heated by forced hot air generated by an oil fired furnace. Cooling is provided by an air cooled direct expansion (“DX”) condenser.

*Heating*

Heating is provided by a single (1) 146,500 BTU oil fired hot air furnace manufactured by Centennial equipped with an oil burner manufacture by Beckett which is located in the basement. There are two (2) 275 gallon above ground tanks which provide fuel oil for the furnace. Forced hot air is ducted from the furnace to floor registers in the first and second floors above and is also ducted to diffusers in the basement ceilings and walls. On site personnel stated that the furnace was installed in 205 and is approximately fifteen (50) years old.

The building is also equipped with an Energy Recovery Ventilation box which was reportedly installed within the past year to accommodate the introduction of outside air to the building. On site personnel stated that the ERV was installed to address air quality issues at the basement level.



### *Air Conditioning*

Cooling is provided by a single (1) five (5) ton air cooled DX condenser manufactured by Lennox which appears to have been installed in 2014-2015. The condenser is connected to cooling coils which are located in the supply air ductwork of the furnace, which functions as an air handler in the cooling mode.

### *Building Management System*

The Property does not have a building management system. Temperature control is provided by local thermostats.

### Observations/Comments

The heating systems appeared to be in good condition. The oil fired furnace was reported to have been installed within the past fifteen (15) years. The cooling systems also appeared to be in good condition and the condenser appears to be approximately six (6) years old. Based on the age and condition of the HVAC equipment it is anticipated that the systems can continue to operate reliable with routine maintenance and repairs for another five (5) years.

On site personnel report that a prior energy study identified that the the heating and cooling systems are undersized. It was also reported that the installation of the energy recovery unit has exacerbated the problems maintaining temperature wby introducing additional outside air. A very preliminary evaluation of the area and volume of the building appears confirm that to heat and cool the two upper floors would require approximately fifteen (15) tons of cooling and 200,000 BTU's of heating while the basement would require approximately six (6) tons of cooling and 81,250 BTU's of heating.

### Recommendations

To maximize the useful life of the burner regular annual inspections and maintenance are required. A program to ensure regular annual maintenance should be implemented to maintain system performance and enhance system longevity. The cost for boiler and burner maintenance is anticipated during the evaluation period.

The Beckett oil burner is approximately fifteen (15) years old and appeared in good condition. While the expected useful life ("EUL") of an oil burner is 20 years, with proper repairs and maintenance it is possible to extend the service life of the burner. It is recommended that a program of periodic routine maintenance be provided throughout the evaluation term.

The Centennial oil fired hot air furnace is approximately fifteen (15) years old and appeared in good condition. At the midterm of the evaluation period the furnace will be approximately twenty (20) years old. The expected useful life of a hot air furnace is eighteen (18) years. It is anticipated to the furnace will require replacement at the end of the midterm of the evaluation period. While the system has at least five (5) years of additional useful life, the HVAC systems are significantly undersized. On site personnel state that it is difficult to maintain 58° on the second floor in even mild cold weather. The furnace is rated at 145,000 BTU and heats all three levels of the library. The current estimated heating load for all three levels is 281,250 BTU's. The furnace should be replaced in the near term with a unit properly sized for the first and second floors.

Similarly the cooling system is significantly undersized. The existing five(5) ton condenser provides cooling to all three levels. The current estimated cooling capacity for all three levels is fifteen (15) tons. The cooling system should be replaced in the near term with a unit properly sized for the first and second floors.

The addition of the basement space to the existing HVAC systems has increased the problem of system capacity. Additionally, the basement has significant issues with air quality related to water infiltration and moisture. It is recommended that the basement space be taken off the existing HVAC systems and a new system, properly sized for the basement be installed and that the system include dehumidification to address moisture levels in that space.

On-site personnel state that the building has some insulation which was installed in the attic, but that it was not adequate. In consideration of the issues with the capacity of the HVAC systems, it is recommended that the attic be properly insulated in the immediate near term of the evaluation period to minimize heat loss and gain.



Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.8 Heating, Ventilation & Air Conditioning						
Observation/Issue/Recommended Correction	Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Annual allowance for furnace & burner maintenance	2	EA	\$150	\$300	CE	1,2
2. Replace existing furnace with new furnace properly sized to 200MBH for 1st & 2nd floors	1	EA	\$10,000	\$10,000	CE	2
3. Replace existing 5 ton air conditioning condenser with new properly sized 15 ton	5	TON	\$2,000	\$10,000	CE	2
4. Install basement VRF system w/ dehumidification	7	TON	\$3,000	\$21,000	CE	2
5. Install blown in insulation at attic	2500	SF	\$2.50	\$6,250	CE	3
6. Contingency		10.0%		\$4,755	CE	
<b>Total</b>				<b>\$52,305</b>		

### 5.9. Plumbing Systems

Description

Domestic water service provided by the Town of Montague. On-site personnel could not locate the domestic water service and it was not viewed during the inspection. Subsequently it was reported that the water main enters from 7th Street at the basement level and is concealed behind the wood paneled walls.

Domestic hot water for the is provided by a single (1) six (6) gallon electric hot water heater manufactured by Bradford White.

Domestic water service was reported to be all copper pipe which was consistent with areas or pipe that was observed. Sanitary service was reported to be cast iron and exits the building to the Town of Montague sewer system.

Storm water collected at the roof exits the building via roof drains that connect to the Town of Montague storm water system.

The Property has two (2) 350 gallon above grade fuel oil storage tanks which provide fuel for the oil fired furnace.

Observations/Comments

The incoming domestic water service could not be inspected. Photographs provided after the inspection appear to indicate that the water service is in good condition. The elements of the plumbing systems which could be observed, the hot water heater, above ground oil tanks and restrooms appeared in fair condition.

On site personnel state that the sanitary line at the basement restroom is one of the areas which are subject to stormwater infiltration. It was reported that during heavy periods of rain the sewer line will back up into the basement.

The restroom and the area immediately outside were observed to have a strong sewer gas odor. The sink at the basement restroom was observed to have an "S Trap" instead of a traditional "P Trap". The type of trap installed at the restroom sink is known to create a siphon which can drain water from the trap leaving the drain line dry and open to sewer gas.

Recommendations

The basement restroom is a source of stormwater infiltration and the existing plumbing is contributing to the infiltration of sewer gas to the space. It is recommended that the restroom be decommissioned through disconnecting and capping all sanitary and vent lines and sealing floor slab at the toilet sanitary line. Eliminating the basement restroom should be completed in the immediate near term.

Domestic hot water is generated by a small, six (6) gallon electric hot water heater located in the basement. The hot water heater appeared to be in good condition. Hot water heaters have an expected useful life of ten (10) years. The hot water heater will require replacement at the end of the midterm of the evaluation period.

The roof storm drain lines run internally through the building. Sections of the two (2) observed drain lines immediately below the roof replaced. It is anticipated that sections of the two (2) drains lines will require replacement at the end of the midterm of the evaluation period.

There is an exposed exterior sillcock which is copper pipe with a single gate valve located in the basement. The sillcock does not have freeze protection. It is recommended that a freeze proof sillcock be installed in the immediate near term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.9 Plumbing							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Decommission basement toilet &	1	LS	\$1,000	\$1,000	CE	1	
2. Replace domestic hot water heater	1	EA	\$600	\$600	CE	10	
3. Repairs to roof rain leader	2	EA	\$1,000	\$2,000	CE	10	
4. Install freeze proof sillcock at	1	EA	\$125	\$125	CE	1	
5. Contingency		10.0%		\$373	CE		
<b>Total</b>				<b>\$4,098</b>			

**5.10. Fire Protection**

Description

The Property is not equipped with a comprehensive and complete fire sprinkler system that provides fire protection for the entire building and has sprinkler or combination sprinkler/standpipe risers. There is no external Fire Department Connection ("FDC"). The Property does have a single sprinkler head located in the boiler room which operates off a dedicated line with a valve fed from the domestic water service.

Observations/Comments

The Property does not have complete fire protection and sprinkler coverage is limited to a single head in the boiler room which operates off the domestic water system at street pressure. The single sprinkler head appeared to be in fair condition for its age.

Recommendations

The single sprinkler head at the boiler room appears to be over ten (10) years old. The basement is a damp environment and sprinklers located in damp environments should be wax coated to prevent corrosion. The sprinkler head should be replaced in the early term of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.10 Fire Protection							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Replace sprinkler head at boiler	1	EA	\$350	\$350	CE	2	
2. Contingency		10.0%		\$35	CE		
<b>Total</b>				<b>\$385</b>			

**5.11. Electrical System, Telephone & Security**

Description

Electrical service is provided by the utility company, Eversource via a service feed from a utility pole located on 7<sup>th</sup> Street that enters at an externally mounted electric utility meter at the rear (south) of the Property. The incoming services feeds 120/208V, three (3) phase, one (1) wire main electrical load center manufactured by General Electric which located in the basement. The load center is equipped with a main breaker as well as individual breakers which feed distributed loads throughout the building. The main breaker does not have an indicated rating; however, the load center is rated at 200 amps.

Electrical distribution throughout the Property is via a combination of Romex and BX type wiring.

Observations/Comments

The existing electrical systems appear to have been installed in the 1980's and are approximately thirty (30) years old. Generally, the panels and breakers appeared to be in fair condition. It was observed that distribution wiring throughout the Property is a combination of Romex and BX type wiring.

Recommendations

Given the age of the electrical equipment, good facility management practice recommends that electrical distribution panels be regularly inspected by infra-red camera to identify failing circuit breakers and loose connections. It is recommended that infra-red testing be performed every third year throughout the term. Infra-red test results may require repair and or replacement of circuit breakers or maintenance on connections. The cost of minor repairs is included.

It was observed that there were open junction boxes and potentially abandoned wiring, particularly above the suspended acoustic tile ceiling in the basement. An allowance to survey and perform general housekeeping of the electrical distribution is provided.

The electrical service main load center and circuit breakers are approximately thirty (30) years old and in fair condition. The expected useful life ("EUL") of electrical service distribution gear is 30 years. It is anticipated that the distribution systems will require replacement during the middle of the evaluation term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.11 Electrical, Telephone & Security							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Infra-red main electrical panel	1	EA	\$1,000	\$1,000	CE	1	
2. Allowance for general housekeeping - open junction boxes, dead wires,	1	LS	\$1,000	\$1,000	CE	1	
3. Replace main electrical panel	1	EA	\$3,000	\$3,000	CE	10	
4. Contingency		10.0%		\$500	CE		
<b>Total</b>				<b>\$5,500</b>			

### 5.12. Lighting

Description

The lighting systems in the building are a combination of surface mounted or suspended light florescent light fixtures retrofitted with LED bulbs.

Observations/Comments

Generally, the lighting systems appeared to be in good condition and should provide adequate service for a minimum of ten years with continued repairs and maintenance.

Recommendations

There were no identified issues observed with the lighting systems.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.12 Lighting							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. No Noted Issues				\$0			
2. Contingency		10.0%		\$0			
<b>Total</b>				<b>\$0</b>			

### 5.13. Fire Alarm & Life Safety

Description

The Property is equipped with a fire alarm system. The fire alarm system is a Fire-Lite MS-5UD system manufactured by Honeywell which is located in the basement adjacent to the main electrical service. It was reported that the fire alarm control panel was replaced in XXX. The system is a zone annunciator system and is not fully addressable. There is a remote annunciator panel located at the main entrance

Emergency lighting and illuminated exit signage is provided by battery packs and is provided throughout the building.

Observations/Comments

Generally, the fire alarm system and life safety systems appeared to be in good condition.

Recommendations

Typically fire alarm control panels have an expected useful life (“EUL”) of 15 years. The existing system is several years old and it is anticipated that replacement of the system will be required at the end of the evaluation period.

Battery operated emergency exit signs and lights have an expected useful life (“EUL”) of four (4) years due to degradation of the batteries, resulting in loss of brightness and duration of operation. Replace the battery-operated fixtures periodically throughout the evaluation period.

It was observed that above the drop ceiling in the basement there were open penetrations between walls and floors. It is recommended that when the ceilings are removed in the basement, all penetrations between walls and floors be properly firestopped.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.13 Fire Alarm, Life Safety & Code						
Observation/Issue/Recommended Correction	Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Upgrade fire alarm panel	1	EA	\$5,000	\$5,000	CE	10
2. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	CE	5
3. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	CE	9
4. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	CE	13
5. Allowance for installation/repair of fire stopping at basement ceiling	1	LS	\$1,000	\$1,000	CE	2
6. Contingency		10.0%		\$900	CE	
<b>Total</b>				<b>\$9,900</b>		

**5.14. Accessibility Review**

Description

The Property was constructed before July 26, 1990 when the Americans With Disabilities Act went into effect. It also precedes 521 CMR – Massachusetts Architectural Access Board which was enacted on September 1, 1996. The Property has limited elements of accessibility which consist of a handicapped access ramp at the rear of the building.

Observations/Comments

The Property is not fully accessible. There is a handicapped accessible entrance at the rear of the building, however there is no accessible restroom and there is no accessible path of travel to the basement and second floor.

While the Property was constructed prior to the enactment of State and Federal handicapped requirements, both the ADA and Massachusetts 521 CMR both have provision which require Owners to provide accessibility to “pre-existing, non-conforming” buildings based on various thresholds related to the value of the Property and the cost

or repairs, maintenance and renovations. These requirements will come into effect with the Carnegie Library due to the significant cost of repairs and maintenance at the Property.

The requirements of 521 CMR requires varying degrees of improvement to handicapped accessibility base on increasing thresholds tied to the cost of renovations and repairs as it relates to the full and fair cash value of the Property. It also provides specific dollar limits for the value of renovations and repairs in any single year as well as the aggregate costs any three consecutive years. The following is the text of the requirements of 521 CMR 3.3 Existing Buildings:

3.3. *EXISTING BUIDINGS*

3.3.1 *If the work being performed amounts to less than 30% of the full and fair cash value of the building and,*

a. *If the work costs less that \$100,000, then only the work being performed is required to comply with 521 CMR*

Or

b. *If the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone and drinking fountain (if toilets, telephones and fountains are provided) shall be provided in compliance with 521 CMR.*

*Exception: General maintenance and on-going upkeep of existing, underground transit facilities will no trigger the requirement for an accessible entrance and toilet unless the cost of the work exceeds \$500,000 or unless the work is being performed on the entrance or toilet.*

*Exception: Whether performed alone or in combination with each other, the following types of alterations are not subject to 521 CMR, unless the cost of the work exceeds \$500,000 or unless the work is being performed on the entrance or toilet (When performing exempted work a memo stating the exempted work and its cost must be filed with the permit application or a separate building permit must be obtained.).*

- a. *Curb Cuts: The construction of curb cuts shall comply with 521 CMR 21.0: Curb Cuts,*
- b. *Alterations work which is solely limited to electrical, mechanical, or plumbing systems; to abatement of hazardous materials; or retrofit of automatic sprinklers and does not involve the alteration of any elements or spaces required to be accessible under 521 CMR. Where electrical outlets and controls are altered, they must comply with 521 CMR.*
- c. *Roof repair or replacement, window repair or replacement, repointing and masonry repair work.*
- d. *Work relating to septic system repairs (including Title V, 310 CMR 15.00 improvements) site utilities and landscaping.*

3.3.2 *If the work performed, including the exempted work, mounts to 30% or more of the full and fair cash value (see 521 CMR 5.00) of the building, the entire building is required to comply with 521 CMR*

3.5 *WORK PERFORMED OVER TIME*

*When the work performed on a building is divided into separate phases or projects or is under separate building permits, the total cost of such work in any 36 month period shall be added together in applying 521 CMR 3.3 Existing Buildings*

521 CMR 5.00 – Definitions describes the calculation for “full and fair cash value” as:

*FULL AND FAIR CASH VALUE OF THE BUILDING: The assessed valuation of a building (not including the land) as recorded in the Assessor’s Office of the municipality at the time the building permit is issued as equalized at 100% valuation. The 100% equalized assessed value shall be based upon the Massachusetts Department of Revenue’s determination of the particular city’s or town’s assessment ratio.*

The assessed value of the Property, according to the Montague Assessors database is \$1,544,300 and the value of the building alone is \$1,459,700.

The thirty percent (30%) limit on exempt work would be \$463,290 (\$1,544,300 x .30). The value of the necessary repairs over the 15 year evaluation period is \$568,800, however the work is sufficiently spread out over the evaluation period that it will not trigger full compliance.

The anticipated repairs in years one and two do exceed the \$100,000 threshold which requires an accessible entrance, accessible restroom, accessible water fountain and phone.

Recommendations

As a result of exceeding the \$100,000 threshold as set forth in 521 CME, it will be necessary to install a handicapped restroom and water foundation. It is recommended that a feasibility study be performed to evaluate how to meet the requirement to add an accessible restroom at the first floor in the immediate near term of the evaluation period.

As a result of exceeding the \$100,000 threshold as set forth in 521 CME, it will be necessary to install a handicapped restroom and water foundation. It is recommended that an accessible restroom be added at the first floor in the immediate near term of the evaluation period.

The Librarian’s desk is not equipped with a handicapped accessible transaction counter. Installation of, or modifications to the Librarian’s desk to meet the requirements of the code are required in the early term of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.14 Accessibility Review							
Observation/Issue/Recommended Correction		Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Feasibility for design of HC bathroom	1	LS	\$5,000	\$5,000	CE	1	
2. Create HC accessible restroom at 1st floor	1	EA	\$75,000	\$75,000	CE	2	
3. Create accessible transaction counter	1	LS	\$7,500	\$7,500	CE	2	
4. Contingency		10.0%		\$8,750	CE		
<b>Total</b>				<b>\$96,250</b>			



6 PHOTOGRAPHS

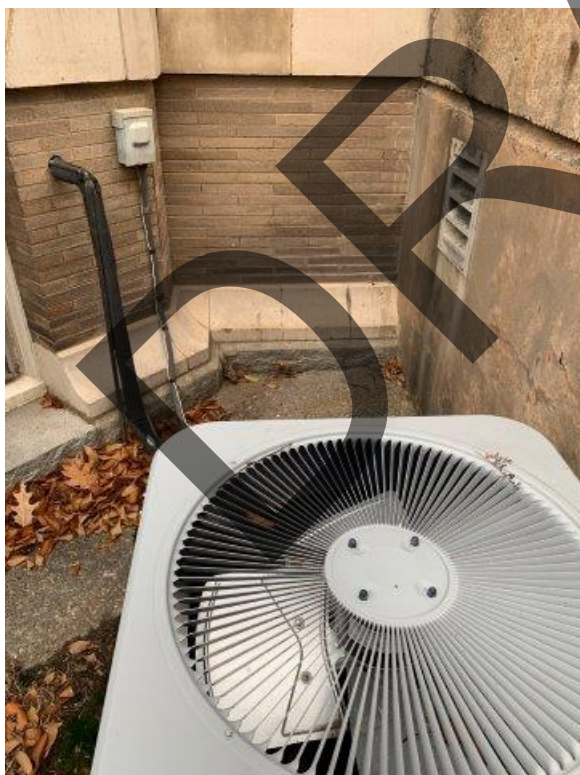
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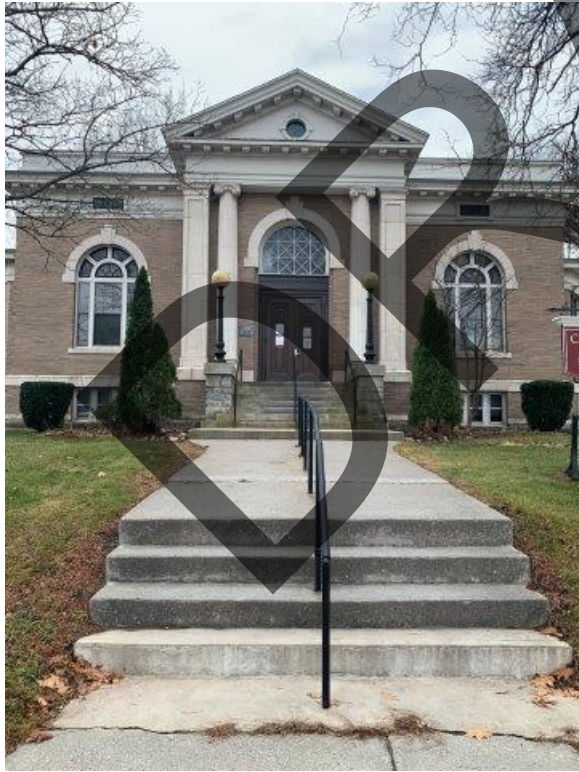
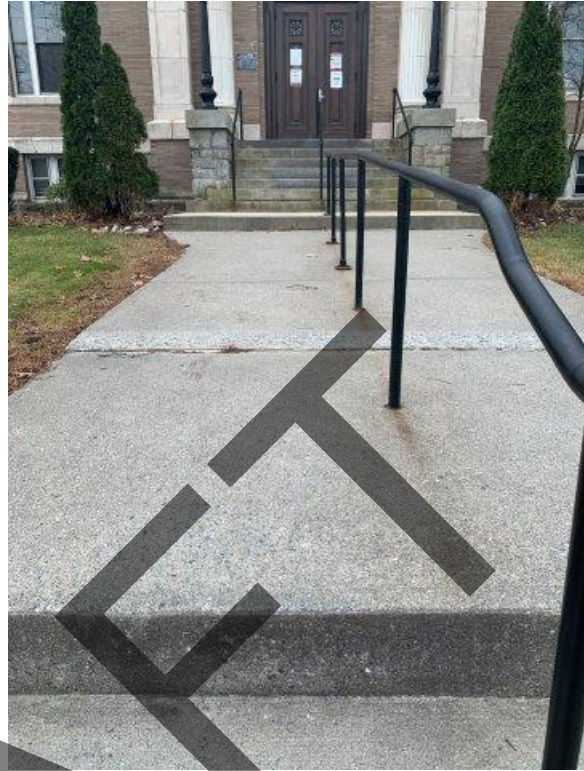
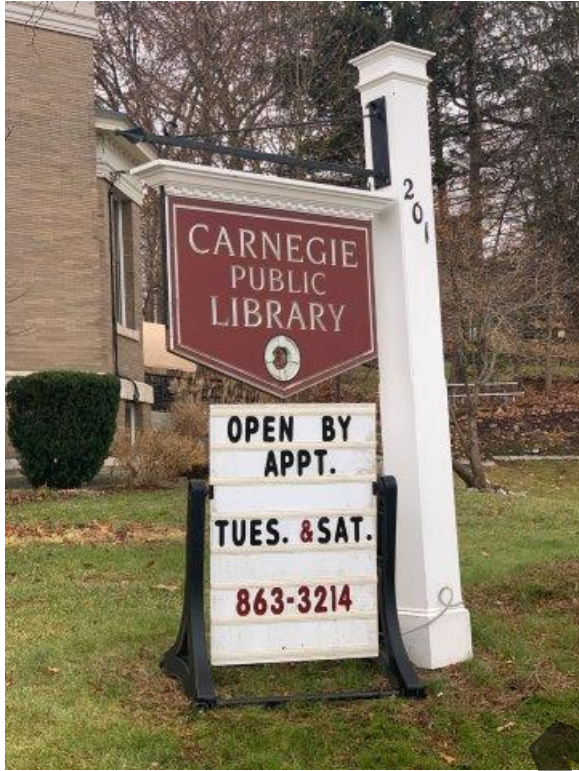










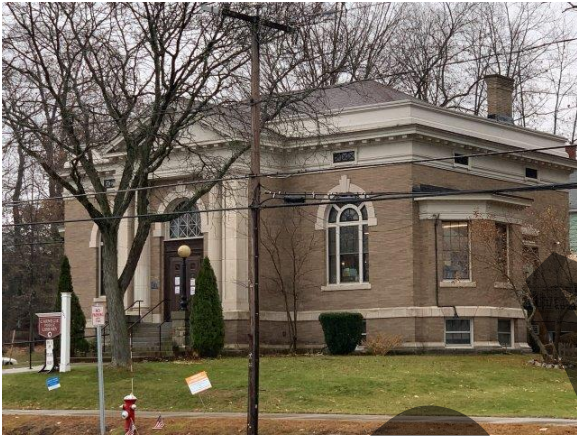


Roofing









Exterior Walls











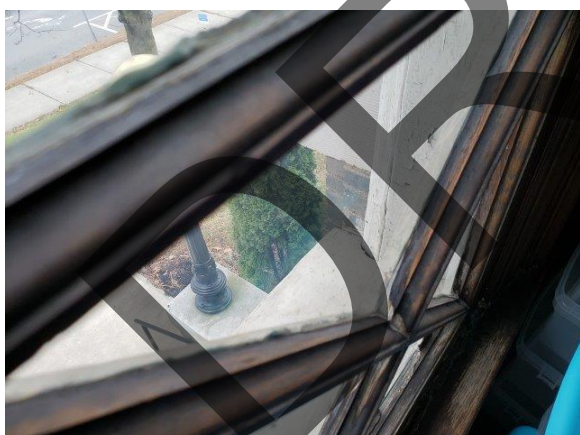
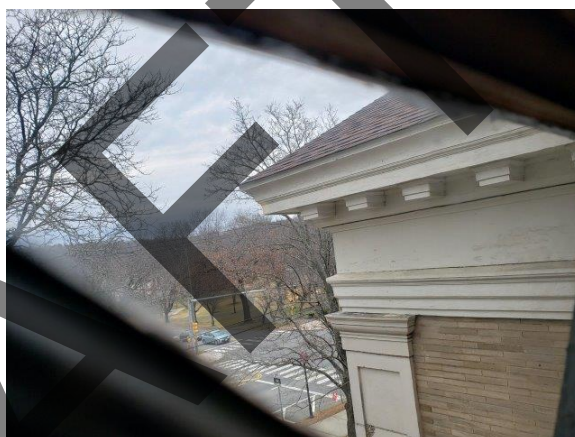
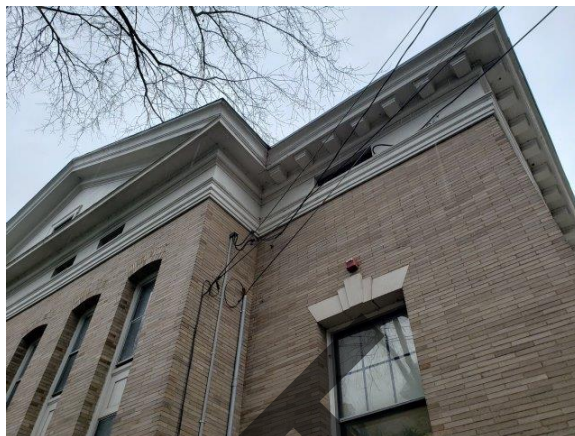




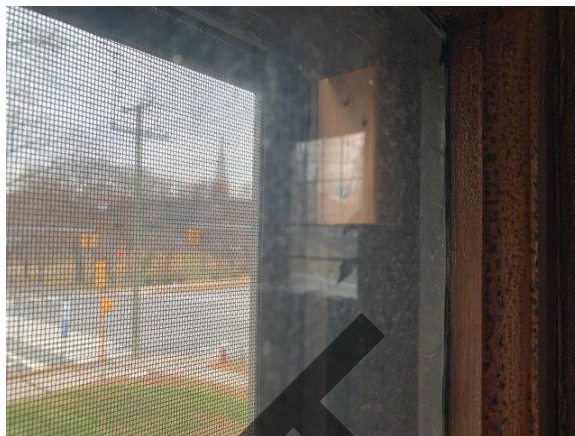














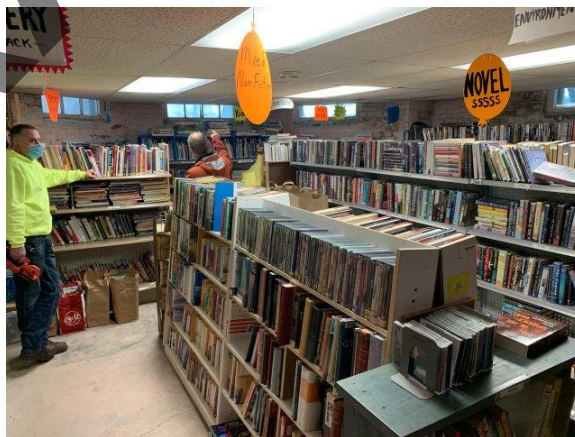


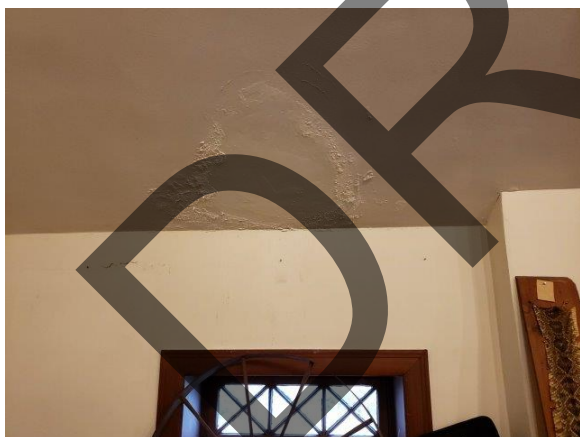
Structural Systems



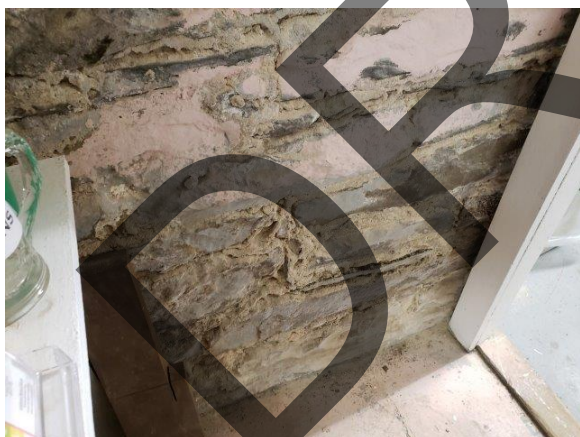
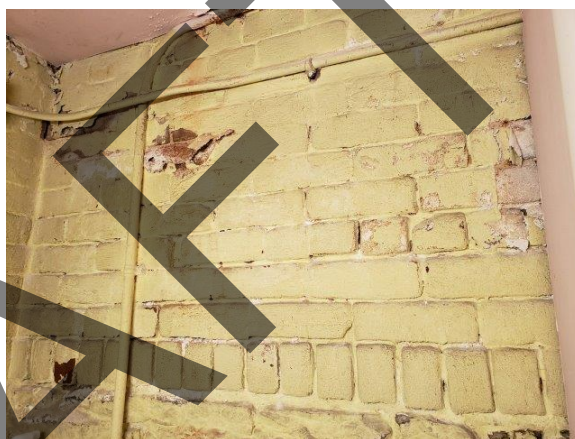
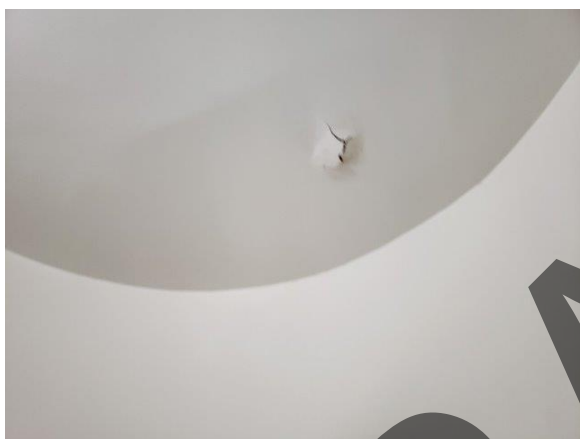


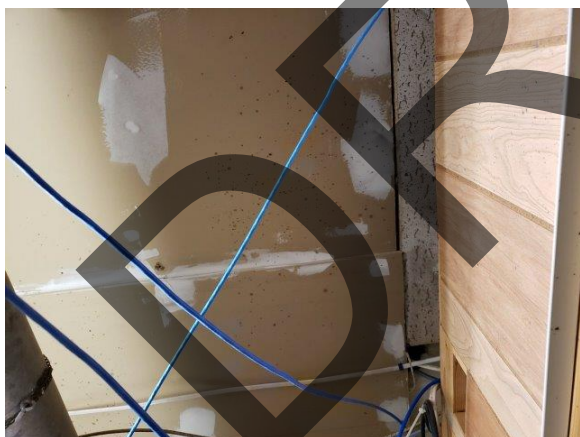
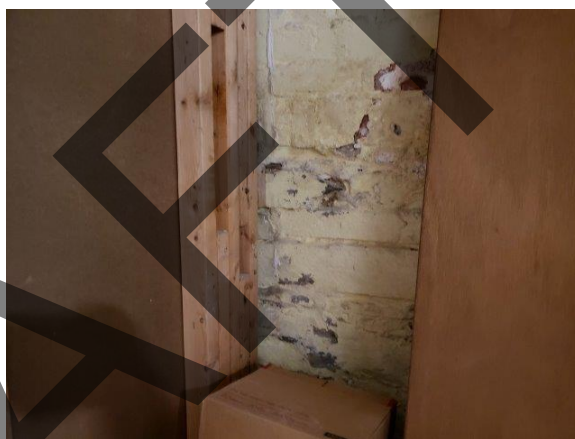
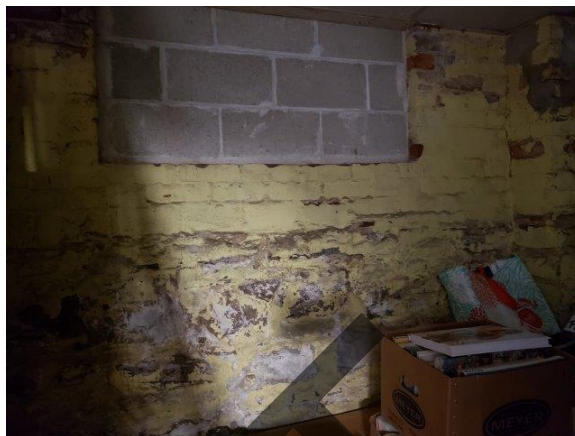
Interior Elements



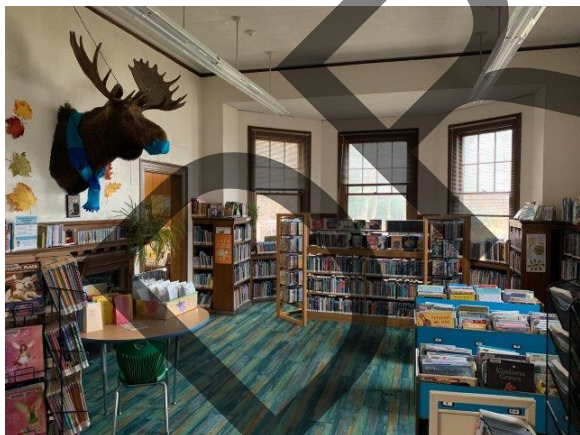






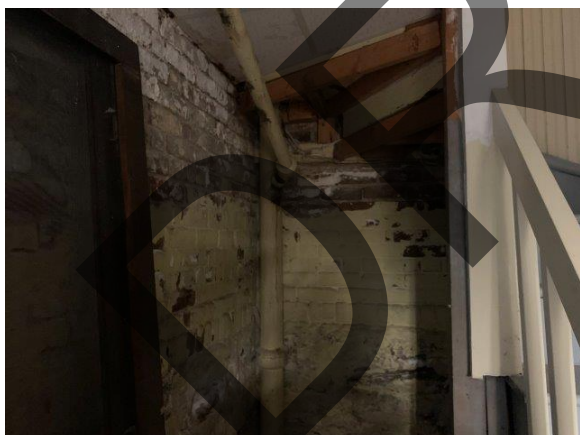
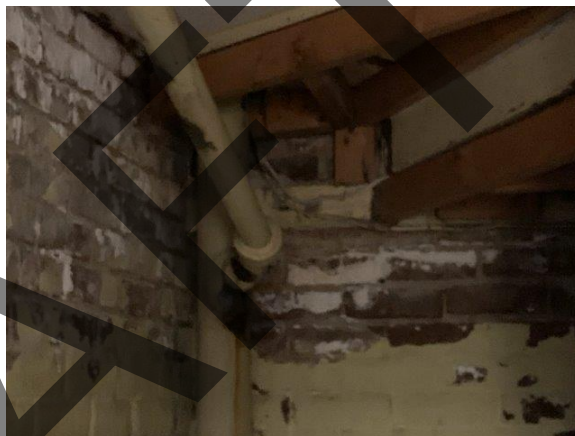
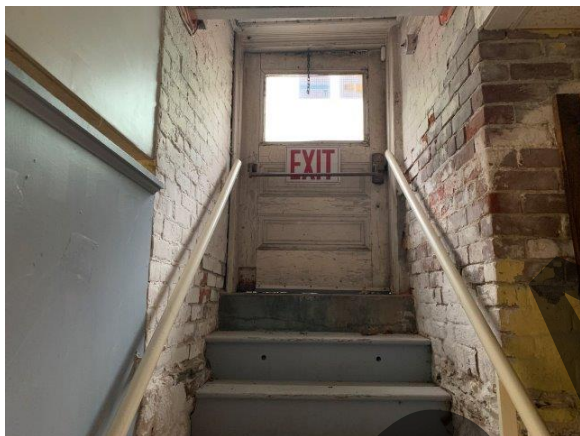
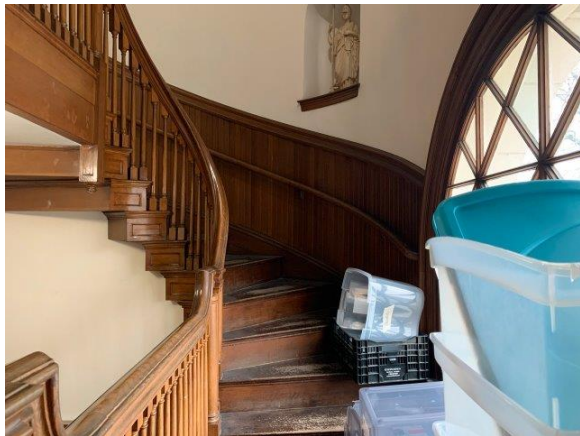






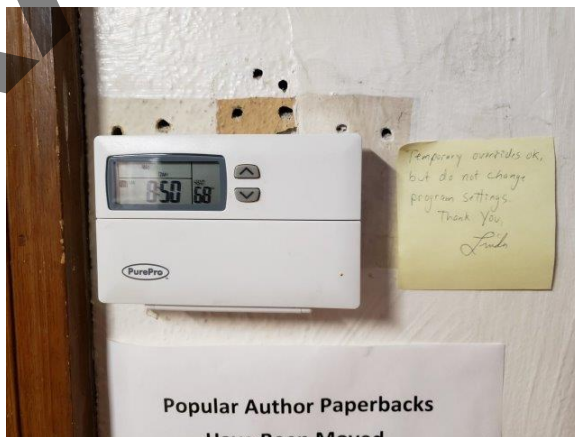
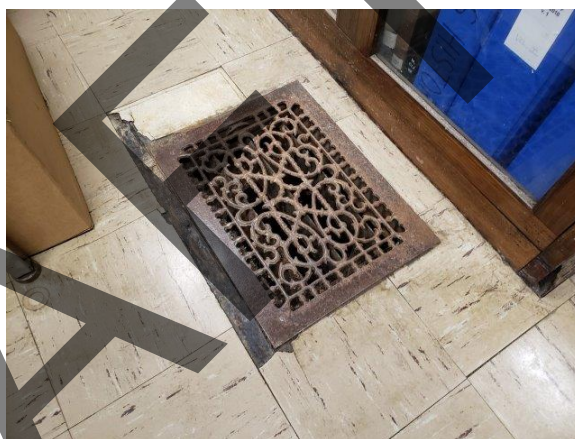




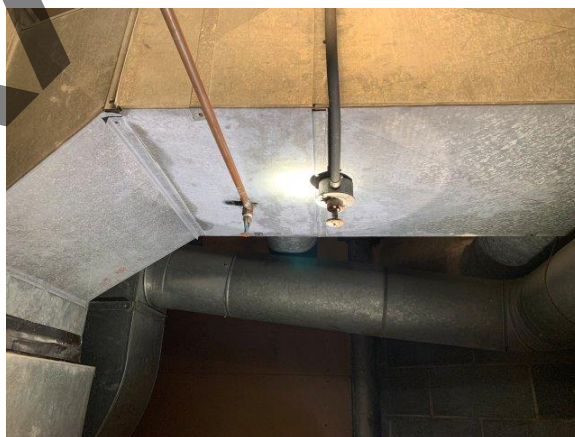
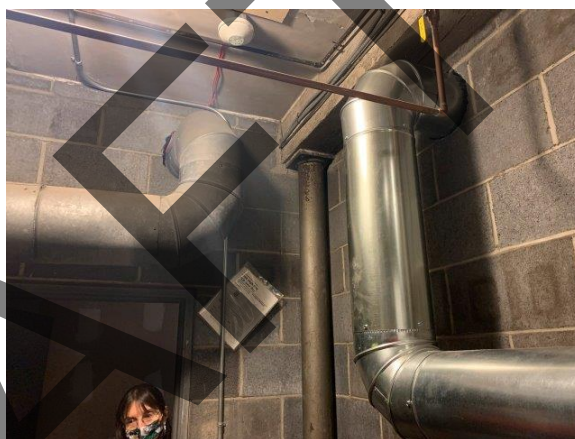




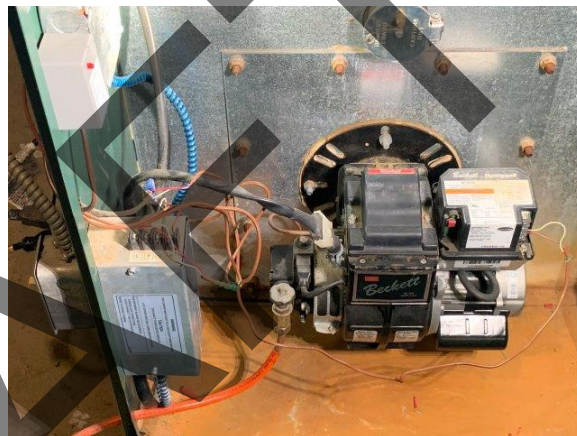
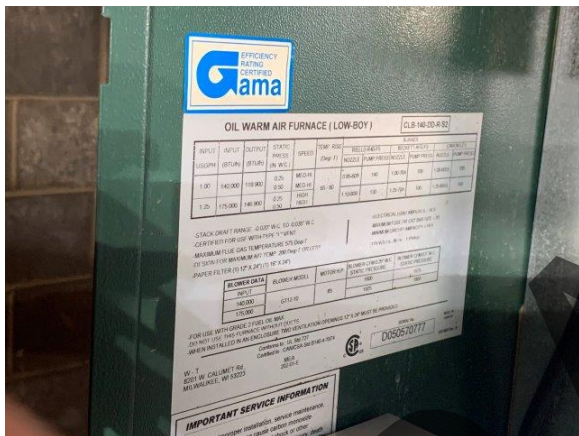
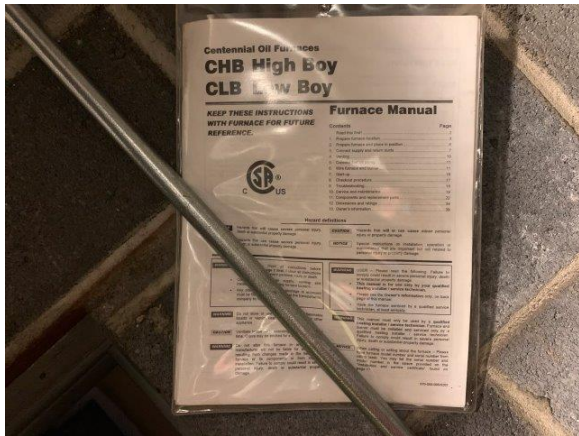
HVAC



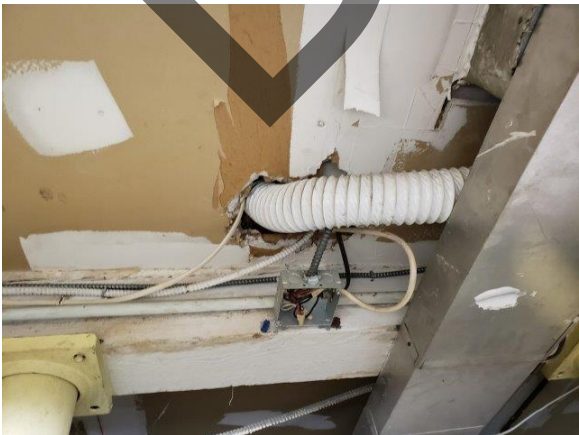






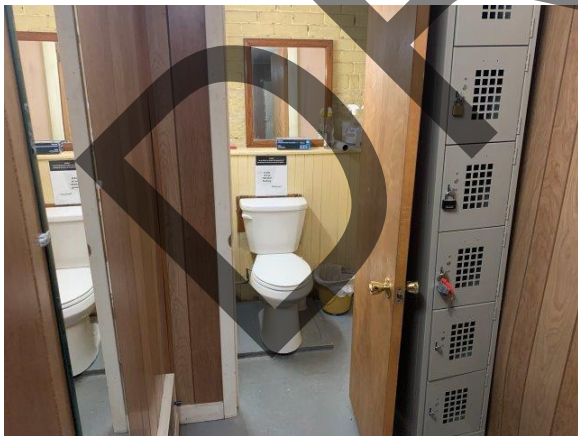
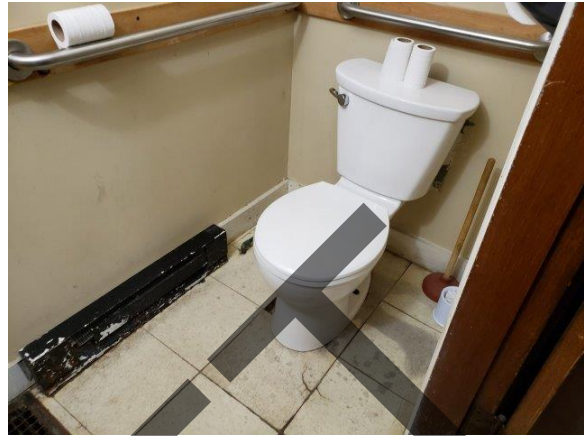




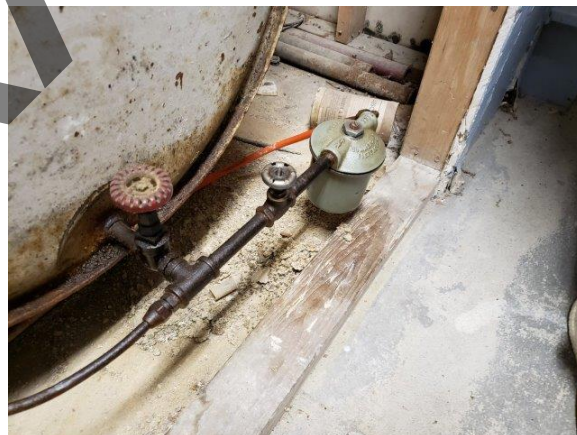


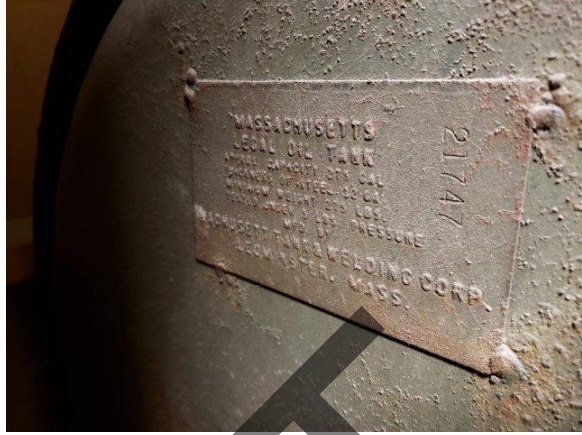


Plumbing







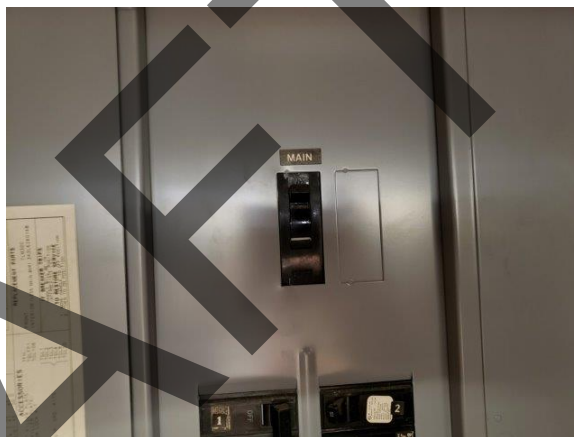
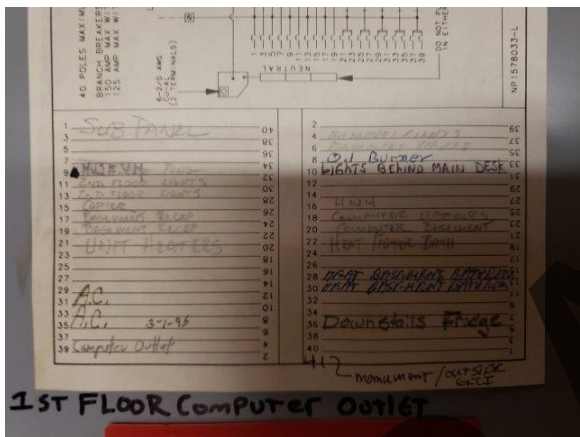
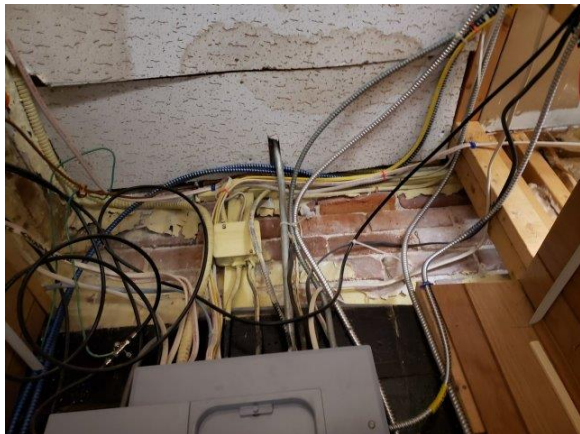


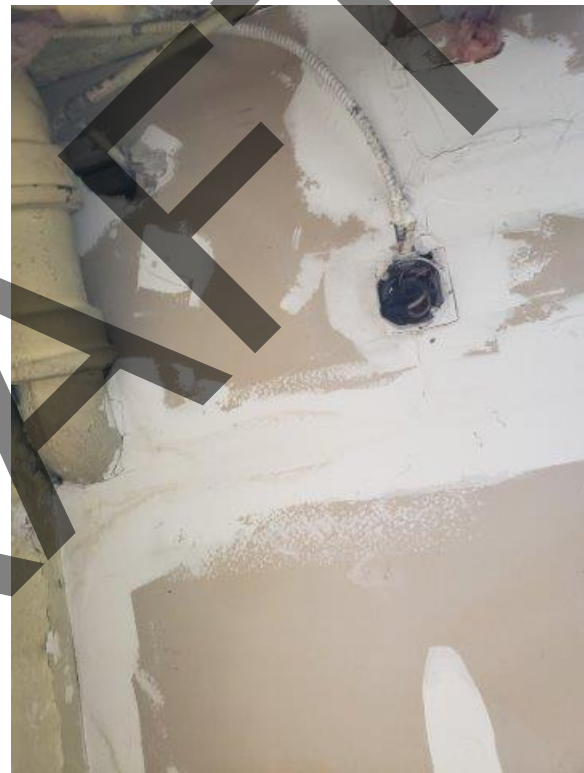
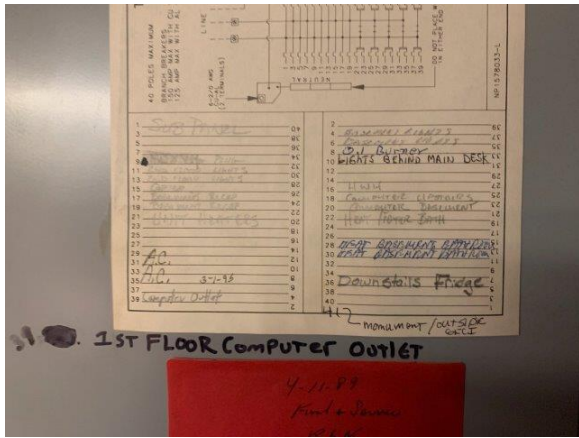
Fire Protection



Electrical







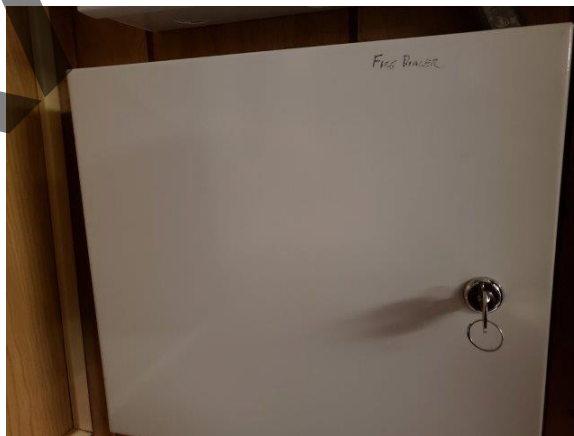
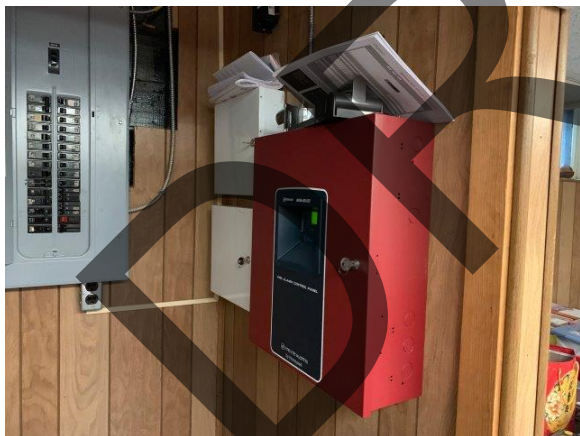
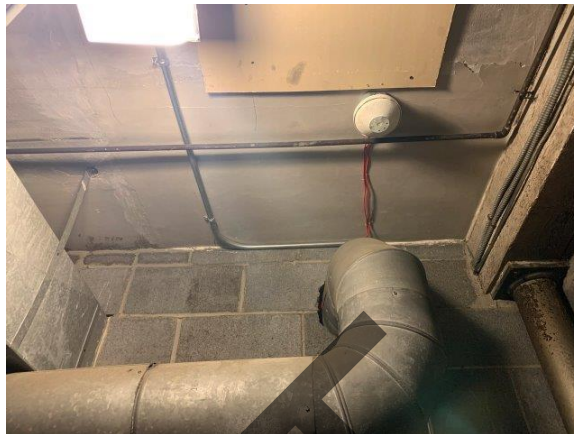


Plumbing

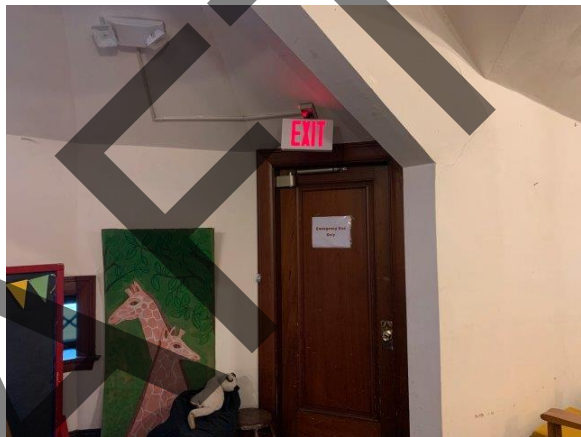


Fire Alarm & Life Safety





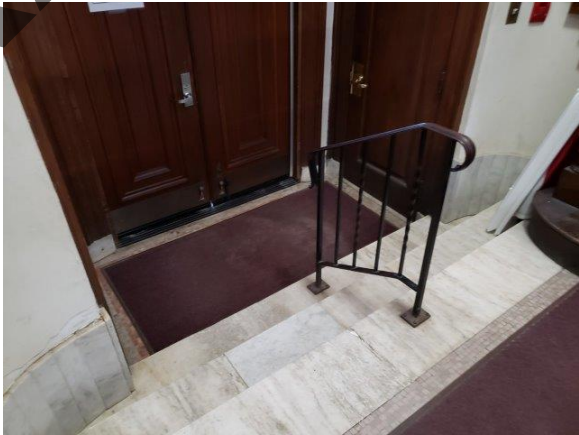
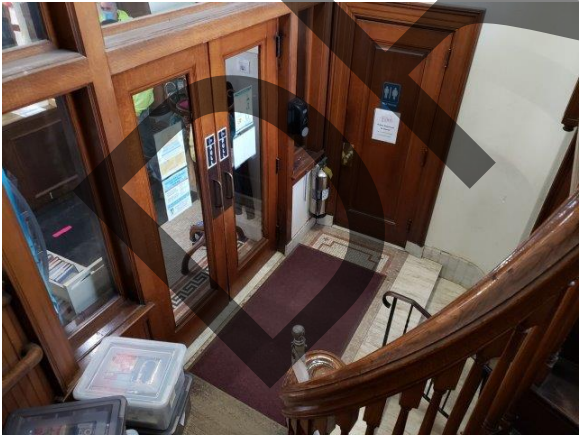
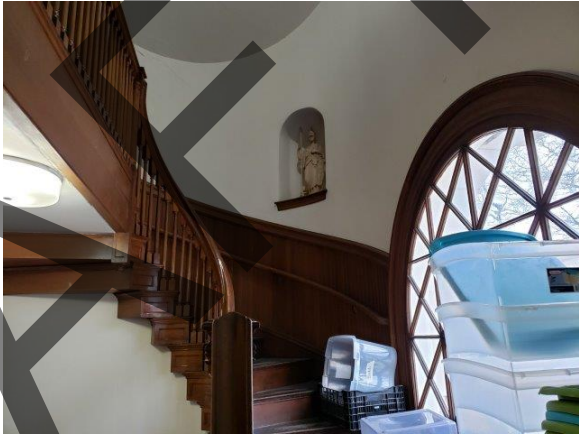




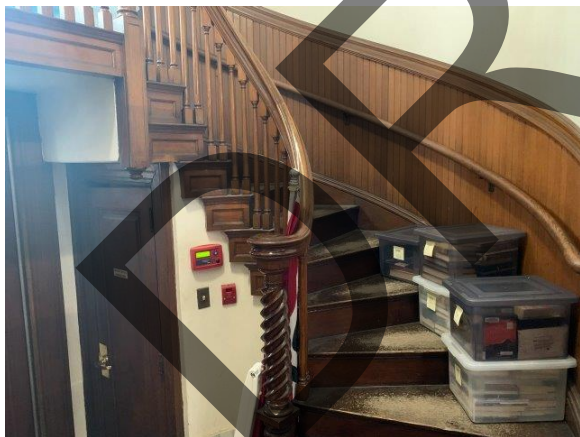
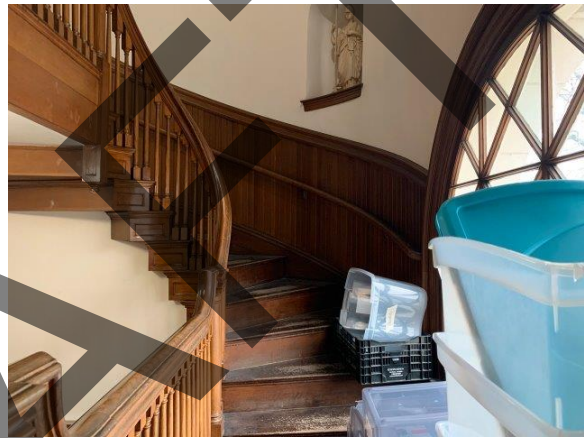
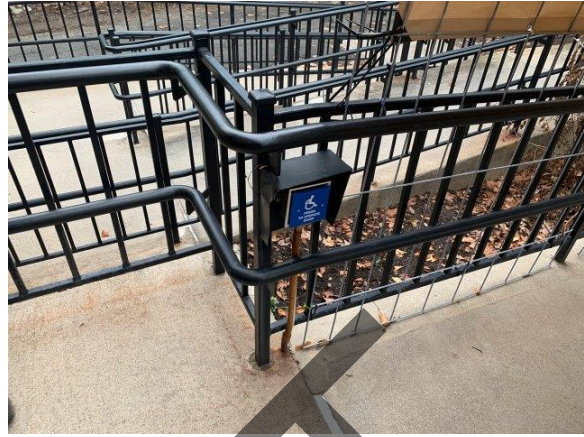




**Accessibility**















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## 7 LIMITING CONDITIONS

Potomac Capital Advisors, Inc. conducted this due diligence Property Condition Assessment to opine on the subject's general physical condition in accordance with our agreement for this work.

The scope of this study was limited to a walk-through visual observation only of those areas that were readily observable and easily accessible. Tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment were not performed. It does not include an in-depth system/component problem analysis or study, preparing engineering calculations of the structural mechanical, electrical or other systems to determine compliance with any drawings that may have been submitted or with commonly accepted design or construction practice. Not all typical areas such as corridors or toilet rooms were surveyed; only a sampling of such areas.

Excluded from the scope of this survey was any seismic evaluation of the building.

No responsibility is assumed for matters of a legal nature such as building encroachment, easements, zoning issues, or a compliance with the requirements of governmental agencies having jurisdiction.

Potomac Capital Advisors, Inc. assumes no responsibility for the accuracy or completeness of information provided by others, nor is Potomac Capital Advisors, Inc. responsible for any patent or latent defects, which an owner or his agent may have withheld from Potomac Capital Advisors, Inc., whether by non-disclosure, passive concealment or fraud.

Potomac Capital Advisors, Inc.'s observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the property's condition or building code compliance. Potomac Capital Advisors, Inc.'s opinions are based solely upon those areas that we observed on the day of our site visit and information resulting from our interviews and research. Actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances, which occur after the date of our site visit.

Services associated with the identification and elimination of hazards associated with hazardous and toxic materials, including asbestos, lead paint and PCBs are not included within the scope of this evaluation.

ADDENDUM I  
521 CMR ARCHITECTURAL ACCESS BARRIERS BOARD

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521 CMR 5.00: DEFINITIONS

5.1 GENERAL

As used in 521 CMR, the following words shall have the meaning set forth in 521 CMR 5.00 unless the context otherwise requires.

**ACCESS AISLE:** An *accessible* pedestrian space between elements such as parking spaces, seating, or desks that provides clearances complying with 521 CMR.

**ACCESSIBLE:** A *site, building, facility* or portion thereof that complies with 521 CMR and that can be approached, entered, and used *by persons with disabilities*. When the term "*accessible*" is used, it shall mean both physical and communication accessible unless otherwise noted in 521 CMR.

**ACCESSIBLE ELEMENT:** An element complying with 521 CMR that can be used by *persons with disabilities* (for example, telephone, controls, appliances, equipment and the like).

**ACCESSIBLE ROUTE:** A continuous, unobstructed path connecting all *accessible* elements and spaces within or between *buildings* or *facilities*. Interior *accessible routes* may include corridors, floors, ramps, elevators, lifts, and *clear floor space* at fixtures. Exterior *accessible routes* may include parking, *access aisles, curb cuts, crosswalks* at vehicular ways, *walks, ramps, and lifts*.

**ACCESSIBLE SPACE:** Space that complies with 521 CMR and that can be used by *persons with disabilities*.

**ADAPTABILITY:** The ability of certain *building* spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of persons with or without disabilities or with different types or degrees of disability.

**ADAPTABLE:** Can readily be made *accessible* to, functional for, and safe for use by *persons with disabilities* without *structural change*.

**ADDITION:** An extension or increase in floor area or height of a *building* or structure.

**ADMINISTRATIVE AUTHORITY:** A governmental agency that adopts or enforces regulations for the design, construction, or alteration of *buildings* and *facilities*.

**ALTERATIONS:** A change or modification of a *building* or structure, or portion thereof, that requires a building permit. Alterations shall include but not be limited to: *remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangements* in the plan configuration of walls and full height partitions, and any *repairs* which require a building permit. Ordinary *repairs* as defined in 780 CMR: The State Building Code are not alterations.

**AREA OF RESCUE ASSISTANCE:** An area, which has direct access to an exit or an area adjacent to an exit discharge, where people who are unable to use stairs or are unable to travel more than 100 feet to a public way may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

**ASSEMBLY AREA:** A room or space accommodating a group of individuals for recreational, educational, political, social, or amusement purposes or for the consumption of food and drink.

**ASSISTIVE LISTENING SYSTEM:** An *assistive listening system* picks up sound at or close to its source, amplifies it, and delivers it to the listener's ear without extraneous sound, reverberation and distortion via a telecoil on the individual's hearing aid and through earphones. An *assistive listening system* may stand alone or augment a conventional public address or audio address system, depending on the requirements of the room. The type of *assistive listening system* appropriate for a particular application depends on the characteristics of the setting, the nature of the program, and the intended audience. Magnetic induction loops, infra-red and radio frequency systems are types of listening systems that are appropriate for various applications.

**AUTOMATIC DOOR:** A door equipped with a power-operated mechanism and controls which open and close the door automatically. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see *power-assisted door*).

5.00: continued

**BATHROOM:** A space or a series of interconnected spaces that contain a toilet, sink, and bathtub or shower.

**BOARD:** The Architectural Access Board within the Executive Office of Public Safety, Commonwealth of Massachusetts.

**BRAILLE:** A standardized system for communicating in writing with persons who are blind. Grade II Braille is standard literary Braille. Standard dimensions for literary Braille are as follows: Dot diameter: .059 inches; Inter-dot spacing: .090 inches; Horizontal separation between cells: .241 inches; and Vertical separation between cells: .395 inches.

**BRIDGE PLATE:** An element which makes the final transition between a fixed or floating platform and a vehicle or vessel.

**BUILDING:** A structure enclosed within exterior walls or fire walls (as defined in 780 CMR), built, erected and framed in a combination of any materials, whether portable or fixed having a roof, to form a structure for the shelter of persons, animals or property. For the purposes of this definition, "roof" shall include an awning or similar covering, whether or not permanent in nature. The word "*building*" shall be construed where the context requires, as though followed by the words "or part or parts thereof". For application of 521 CMR, each portion of a *building* which is separated from other portions by fire walls (as defined in 780 CMR) and are not dependent on the existing *building* for *accessible* elements shall be considered as a separate *building*.

**CHANGE OF USE:** Varying the use of a *building* from a private use to one that is open to and used by the public.

**CLEAR:** Unobstructed.

**CLEAR FLOOR SPACE:** The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant. Unless otherwise stated, the dimensions of *clear floor space* shall be 30 inches by 48 inches (30" by 48" = 762mm by 1219mm) and shall be *level*.

**CLOSED CIRCUIT TELEPHONE:** A telephone with dedicated line(s), such as a house phone, courtesy phone, or security gates with intercoms, that require voice communication to obtain clearance to enter a *facility* or *project*.

**COMMON USE:** Refers to those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, occupants of homeless shelters, office buildings, residences or the guests of such occupants).

**COMMUTER RAIL:** Short-haul passenger service operating in metropolitan and suburban areas, whether within or across geographical boundaries of a state, usually characterized by reduced fare, multiple ride, and commutation tickets, and by morning and afternoon peak period operations. This term does not include light or rapid rail transportation.

**COMPLEX:** Multiple housing developed on one or more sites by a single entity.

For complexes currently owned or financed by public agencies, including local housing authorities, Massachusetts Housing Finance Agency, or Housing and Urban Development, the *complex* means the whole of one or more residential structures and appurtenant structures, equipment, roads, walks, and parking lots which a single entity owns, within a municipality, and is or will be covered by a single mortgage contract for permanent financing or was originally constructed or acquired under one contract for financial assistance for new construction or acquisition

**CONSTRUCTION:** Work for which a building permit is required, work determined to be *construction* by a state or local building inspector, or work for which a certificate of occupancy is necessary upon completion.

**CROSS SLOPE:** The slope that is perpendicular to the *running slope* and the direction of travel.



5.00: continued

**CURB CUT:** A short ramp cutting through a curb.

**DETECTABLE WARNING:** A standardized surface feature built in or applied to walking surfaces or other elements to give warning of hazards on a circulation path.

**DWELLING UNIT:** A unit providing living facilities for one or more persons. (See **521 CMR 8.00: TRANSIENT LODGING FACILITIES** for more detailed information.)

**EGRESS, MEANS OF:** A continuous and unobstructed path of travel from any point in a *building* or structure to a public way and consisting of three separate and distinct parts: (a) the exit access, (b) the exit, and (c) the exit discharge. A *means of egress* comprises the vertical and horizontal means of travel and shall include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards.

An *accessible means of egress* is one that complies with 521 CMR and does not include stairs, steps, or escalators. *Areas of rescue assistance* or evacuation elevators may be included as part of *accessible means of egress*.

**ELEMENT:** An architectural or mechanical component of a *building, facility, space* or *site*, e.g., telephone, curb cut, door, drinking fountain, seating, or water closet.

**ENTRANCE:** Any access point to a *building* or portion of a *building* or *facility* used for the purpose of entering. An *entrance* includes the approach *walk*, stairs, lifts, ramp or other vertical access leading to the entrance platform; the entrance platform itself; vestibules, if provided; the entry door(s) or gate(s); and the hardware of the entry door(s) or gate(s).

**FACILITY:** All or any portion of *buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site*.

**FINAL DECISION:** Determination of the *Board*, arrived at after consideration of the facts brought to its attention in accordance with 521 CMR.

**FULL AND FAIR CASH VALUE OF THE BUILDING:** The assessed valuation of a *building* (not including the land) as recorded in the Assessor's Office of the municipality at the time the *building* permit is issued as equalized at 100% valuation. The 100% equalized assessed value shall be based upon Massachusetts Department of Revenue's determination of the particular city's or town's assessment ratio.

**EXAMPLE:** Town X has an assessment ratio of 40%, the particular *building* in question is assessed at \$200,000.00. To determine the equalized assessed value of this *building*, divide \$200,000.00 by 0.4. The equalized assessed value equals \$500,000.00.

**EXCEPTIONS:**

- a. If no assessed value exists, or the assessed value is more than three years old, a request to substitute the appraised value may be submitted to the *Board*. The request to use the appraised value must be submitted by a certified appraiser or for transit facilities, either a certified appraiser or an independent registered professional engineer and must be submitted prior to obtaining a *building* permit for the project.
- b. The value of *multiple dwellings* owned or financed by public sector agencies, local housing authorities, Massachusetts Housing Finance Agency, or the Department of Housing and Urban Development shall be determined by *replacement cost*.
- c. The value of buildings owned, constructed, or renovated by the Commonwealth of Massachusetts shall be determined by the *replacement cost*.

When part of a *building* is subject to 521 CMR, the *full and fair cash value* shall be based on the percentage of the *full and fair cash value* of the whole which equals the ratio of the square footage of the part of the *building* to the square footage of the whole *building*; if the *Board* determines the application of this formula to cause an inequitable result, the *Board* may otherwise calculate the *full and fair cash value* of the part of a *building* at issue.

5.00: continued

**EXAMPLE:** Where the whole *building* is 100,000 square feet, the part in question is 10,000 square feet, and the equalized value of the whole is \$1,000,000.00, the *full and fair cash value* of the part is \$100,000.00

**GROUND FLOOR:** The floor of a *building* closest to the level of the exterior grade and any floor within 36 inches (36" = 914mm) of an exterior grade at some or all of its perimeter. *Buildings* on sloped *sites* may have more than one *ground floor*. For *multiple dwellings* with a garage or commercial space at grade level, the first floor of *dwelling units* above the garage or commercial space shall be considered the *ground floor*.

**GROUP 1:** Applies to *dwelling units* that have features that can be modified without *structural change* to meet the specific functional needs of an occupant with a disability.

**GROUP 2A:** Applies to *dwelling units* that have features similar to Group 1, but have the additional feature of greater floor space to accommodate the needs of occupants who need such space due to their disability.

**GROUP 2B:** Applies to *dwelling units* that contain features that provide, at the time of initial construction, full accessibility without need for further modification.

**HALF BATHROOM:** A space with a toilet and a sink.

**IMPRACTICABLE/IMPRACTICABILITY:**

- (a) Compliance with 521 CMR would be technologically unfeasible; or
- (b) compliance with 521 CMR would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

**LEVEL:** Sloped no more than 1:50 or 2%

**LIGHT RAIL:** A *light rail* vehicle is a streetcar type vehicle operated on city streets, semi-exclusive rights of way, or exclusive rights of way.

**LOFT:** An intermediate level between the floor and ceiling of any story, located within a room or rooms of a dwelling.

**LODGING HOUSE:** A building where lodgings are let to four or more persons not within second degree of kindred to the persons operating the facility, including fraternity houses and dormitories of educational institutions.

**MARINE FACILITIES:** *Marine facilities* shall include, but not be limited to, piers, docks, wharves, bulkheads, seawalls, and any other fixed manmade structures at the land/water interface, and floating structures including barges, floating docks, and rafts which provide access from the water's edge to floating vessels including, but not limited to, boats, ships, ferries, or any other form of waterborne transportation.

**MARINE RAMPS:** *Marine ramps* are ramps, gangways, or walkways with a maximum slope of 1:12, or with any slope that is less steep than 1:12, under nominal marine conditions, and which span from land or a fixed pier to a floating vessel or dock, or which are fixed to a floating structure.

**MARKED CROSSING:** A crosswalk or other identified path intended for pedestrian use in crossing a *vehicular way*.

**MEZZANINE OR MEZZANINE FLOOR:** An intermediate level between the floor and ceiling of any story with an aggregate floor area of not more than 33% of the floor area of the story in which the level is located.

**MULTIFAMILY DWELLING:** Any *building* containing more than two dwelling units.

**MULTIPLE DWELLING:** A lodging or residential facility for hire, rent, lease, or sale, containing three or more *dwelling units*.



5.00: continued

**NOMINAL MARINE CONDITIONS:** Denotes a condition in the marine environment where physical facilities are unmoved by the effects of wind, waves, wakes, currents, and weather conditions.

**OCCUPIABLE:** A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes, or in which occupants are engaged in labor, and which is equipped with *means of egress*, light, and ventilation.

**OPERABLE PART:** A part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, deactivate, or adjust the equipment or appliance (for example, coin slot, pushbutton, handle).

**ORDINARY REPAIRS:** Any maintenance which does not affect structure, egress, fire protection systems, fire ratings, energy conservation provisions, plumbing, sanitary, gas, electrical or other utilities.

**PERSONS WITH DISABILITIES:** Individuals who experience substantial limitations in one or more major life activities, including but not limited to such functions as performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working. *Persons with disabilities* shall include but not be limited to those who have the inability to walk, difficulty walking, hearing disabilities, lack of coordination, reaching and manipulation disabilities, stamina, difficulty interpreting and reacting to sensory information and extremes in physical size.

**PROPRIETOR:** One with title to the establishment who owns the entire fee or portion of the entire fee and the consequent right to dispose of the establishment or such fee portion as vested in him or her.

**POWER-ASSISTED DOOR:** A door with a mechanism that helps to open the door or that reduces the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

**PRIMARY FUNCTION AREA:** A major activity for which the *facility* is intended. Areas that contain a primary function include, but are not limited to: the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and all other work areas in which the activities of the public are carried out.

**PROJECT:** See 521 CMR 5.00: Complex

**PUBLIC BUILDING:**

- a. A *building* privately or publicly financed that is open to and used by the public, including but not limited to transportation terminals, institutional buildings, educational buildings, commercial buildings, buildings having places of assembly, hotels, motels, dormitories, *multiple dwellings* consisting of three or more units, 5% of the units in lodging or residential facilities for rent, hire or lease containing 20 or more units, public use and common use areas of apartment buildings and condominiums, parking lots of 15 or more automobiles, public sidewalks and ways, funeral homes, and public rest rooms, and public areas of shopping centers and restaurants.
- b. A *building* constructed by the Commonwealth or any political subdivision thereof with public funds and open to public use, including but not limited to those constructed by public housing authorities, the Massachusetts Port Authority, the Massachusetts Parking Authority, the Massachusetts Turnpike Authority, the Massachusetts Bay Transportation Authority, and building authorities of any public educational institution or their successors.

**PUBLIC USE:** Describes interior or exterior rooms or spaces that are made available to the general public. Public use may be provided at a *building* or *facility* that is privately or publicly owned.

**RAMP:** A walking surface that has a running slope greater than 1:20 but no greater than or equal to 1:12.

**RAPID RAIL:** A subway type transit vehicle railway operated on exclusive private rights of way with high level platforms. Rapid rail may be operated on elevated or at grade level track separated from other traffic.

5.00: continued

**REASONABLE MODIFICATION:** Physical changes to *multiple dwellings* requested by *persons with disabilities* or their agents to enable full use and enjoyment thereof, as described in M.G.L., c. 151B, § 4(a), or St. 1989, c. 722.

**RECONSTRUCTION:** The tearing down, removal, demolition or replacement of a *public building* or part of a *public building*.

**REMODELING:** Modification beyond an interior decoration or involving any *structural changes*, or the redecorating of a *public building* for which the cost of such refurbishing, updating or redecorating equals or exceeds 5% of the *full and fair cash value of the building*.

**REPAIR:** The *reconstruction* or renewal of any part of an existing *building* for the purpose of its maintenance.

**REPLACEMENT COST:** Current cost of construction and equipment for a newly constructed *building*.

- a. For multiple dwellings, *replacement cost* shall be determined by \$73.32 per square foot.
- b. For courthouses, correctional facilities, educational facilities and other buildings (other than multiple dwellings) owned, constructed, or renovated by the Commonwealth of Massachusetts, the *replacement cost* shall be determined by and reflected in the Commonwealth's Capital Asset Management Information System (CAMIS) survey and data base, for state owned buildings. The Division of Capital Asset Management (DCAM) shall file the CAMIS database, containing the replacement costs, with the *Board*. DCAM shall update the replacement costs annually as of the first day of January each year, based on the inflation rate determined by R.S. Means, including appropriate adjustments for location and other factors. For buildings that are not included in the CAMIS database, but may be renovated by DCAM such as county-owned facilities, the replacement costs shall be calculated by DCAM based on the replacement costs for comparable facilities that are included in the CAMIS database. DCAM shall supplement the CAMIS database on file with the *Board*, for any such building, by preparing and filing documentation identifying the replacement cost for the building and how it was calculated.

**RUNNING SLOPE:** The slope that is parallel to the direction of travel and perpendicular to the *cross slope*.

**SERVICE ENTRANCE:** An entrance intended primarily for delivery of goods or services.

**SIDEWALK:** A prepared *walk* within a street right of way.

**SIGNAGE:** Displayed verbal, symbolic, tactile, and/or pictorial information.

**SITE:** A parcel of land bounded by a property line, or a designated portion of a public right-of-way.

**SITE IMPROVEMENT:** Landscaping, paving for pedestrian and vehicular ways, outdoor lighting, recreational facilities, and the like, added to a *site*.

**SLEEPING ACCOMMODATIONS:** Rooms in which people sleep; for example, dormitory and hotel or motel guest rooms or suites.

**SPACE:** A definable area, *e.g.*, room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.

**SPRING TIDE RANGE:** The *spring tide range* for coastal communities in Massachusetts shall be that number published in "Table 2 - Tidal Difference and other Constants" of the current: *Tide Tables - High and Low Tide Predictions East Coast of North America and South America including Greenland* as published by the U.S. Department of Commerce, National Oceanographic and Atmospheric Administration, National Ocean Service.



5.00: continued

**STORY:** That portion of a *building* included between the upper surface of a floor and upper surface of the floor or roof next above. If such portion of a *building* does not include occupiable space, it is not considered a *story* for the purposes of 521 CMR. There may be more than one floor level within a *story* as in the case of a *mezzanine* or *mezzanines*.

**STRUCTURAL CHANGE:** *Structural change* includes major *reconstruction* of walls or partitions or relocation of bearing walls or partitions. Minor alterations including the opening of sections of walls and/or the relocation of equipment or fixtures is not considered a *structural change*.

**STRUCTURAL FRAME:** The *structural frame* shall be considered to be the columns and the girders, beams, trusses, foundation and spandrels having direct connections to the columns and all other members that are essential to the stability of the *building* as a whole.

**STRUCTURAL STRENGTH:** *Structural strength* of grab bars, shower seats, fasteners and mounting devices shall be as follows:

- a. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbs. shall be less than the allowable stress for the material of the grab bar or seat.
- b. Shear stress induced in a grab bar or seat by the application of 250 lbs. shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other supports is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.
- c. Shear force induced in a fastener or mounting device from the application of 250 lbs. shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
- d. Tensile force induced in a fastener by direct tension force of 250 lbs. plus the maximum moment from the application of 250 lbs. shall be less than the allowable withdrawal load between the fastener and the supporting structure
- e. Grab bars shall not rotate within their fittings.

**TEMPORARY:** Temporary buildings and facilities that are used by the public for a period of time not to exceed 90 days within any calendar year. Examples include, but are not limited to: reviewing stands, temporary classrooms, exhibit areas, street festivals, crafts fairs, music events, state and county fairs, sports events, dances, and temporary safe pedestrian passageways around a construction site.

**TEMPORARY ACCESSIBLE PARKING:** Where there are an insufficient number of accessible parking spaces or when permanent accessible parking spaces cannot be provided in time for an event, temporary accessible parking spaces can be created in permanent paved lots, as well as in dirt lots or fields.

**TEMPORARY CURB RAMP:** When temporary modifications are utilized to overcome level changes created by curbs.

**TEMPORARY MODIFICATIONS:** When changes to a site are anticipated to be in place for less than 90 days, temporary modifications compliant with 521 CMR must be made.

**TACTILE:** Describes an object that can be perceived using the sense of touch.

**TACTILE WARNING:** A surface texture applied to or built into walking surfaces or other elements to warn visually impaired persons of hazards in the path of travel.

**TEXT TELEPHONE (TTY):** Technology which employs interactive graphic (*i.e.* typed) communications through the transmission of coded signals across the standard telephone network. These devices are also known as TDD's.

**TIER I:** *Tier I* marine facilities are docks and/or piers that service scheduled, waterborne passenger vessels with a vessel length of 40 feet (40' = 12m) or greater. These facilities will provide persons with disabilities unassisted access under nominal marine conditions.

5.00: continued

**TOWNHOUSE:** A *dwelling unit* with finished living space on more than one *story*.

**TRANSIENT LODGING:** A *building, facility*, or portion thereof, excluding inpatient medical care facilities, that contains one or more *dwelling units* or sleeping accommodations not intended for permanent residence. Transient lodging may include but is not limited to resorts, group homes, hotels, motels, and dormitories.

**TRANSIT FACILITY:** A physical structure whose primary function is to facilitate access to and from a transportation system which has scheduled stops at the structure.

**TRANSIT PLATFORM:** A boarding area for rail transit vehicles.

**TRANSITION PLATE:** A *transition plate* is that element connected to the end of a moving *marine ramp* which provides access from the end of the *marine ramp* to a *level platform*.

**UNASSISTED ACCESS:** *Unassisted access* enables a *person with a disability* to obtain information about and to maneuver a path of travel without the assistance of another person, except at those points and under those conditions under which individuals without disabilities would be in need of assistance from another person. This definition does not restrict the right of a *person with a disability* to request and receive assistance.

**USE:** Purpose for which the *building* is designed, used or intended to be used.

**VEHICULAR WAY:** A route intended for vehicular traffic, such as a street, driveway, or parking lot.

**VESSEL LENGTH:** *Vessel length* means the straight line horizontal measurement of the overall length from the foremost part of the boat to the aftermost part of the boat, measured from end to end over the deck, excluding sheer, and measured parallel to the centerline. Bow sprits, bumpkins, rudders, outboard motor brackets, handles, and other similar fittings, attachments, and extensions are not included in the measurement.

**WALK (WALKWAY):** An interior or exterior pathway with a prepared surface intended for pedestrian use, including but not limited to general pedestrian areas such as plazas, courts and crosswalks.

**VARIANCE:** Modification of or substitution for a Rule or Regulation.

**ZONE OF REACH:** An operable mechanism is within reach if it meets either criteria outlined in **521 CMR 6.5, Forward Reach** or **521 CMR 6.6, Side Reach**.

**ADDENDUM II  
ASSESSORS RECORDS**

**DRAFT**



### Unofficial Property Record Card - Montague, MA

#### General Property Data

Parcel ID <b>03-0-041</b>	Account Number <b>X</b>
Prior Parcel ID <b>--</b>	Property Location <b>201 AVENUE A</b>
Property Owner <b>INHABITANTS OF MONTAGUE</b>	Property Use <b>IMP_SEL-CC</b>
<b>CARNEGIE LIBRARY</b>	Most Recent Sale Date <b>2/6/1963</b>
Mailing Address <b>1 AVENUE A</b>	Legal Reference <b>407 52</b>
City <b>TURNERS FALLS</b>	Grantor
Mailing State <b>MA</b> Zip <b>01376</b>	Sale Price <b>1</b>
ParcelZoning <b>NB</b>	Land Area <b>0.278 acres</b>

#### Current Property Assessment

Card 1 Value	Building Value <b>1,459,700</b>	Xtra Features Value <b>23,800</b>	Land Value <b>60,800</b>	Total Value <b>1,544,300</b>
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#### Building Description

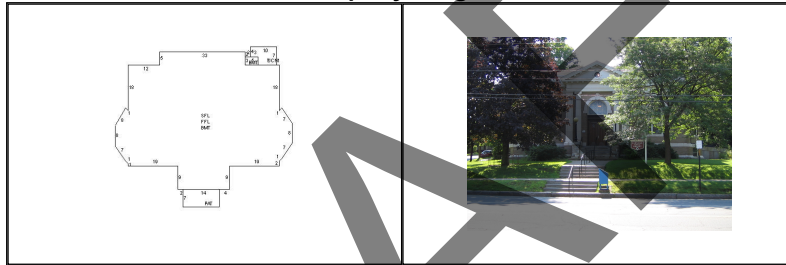
Building Style <b>LIBRARY</b>	Foundation Type <b>CONC BLOCK</b>	Flooring Type <b>LINO/VINYL</b>
# of Living Units <b>1</b>	Frame Type <b>WOOD</b>	Basement Floor <b>CARPET</b>
Year Built <b>1905</b>	Roof Structure <b>GABLE</b>	Heating Type <b>FORCED H/A</b>
Building Grade <b>VERY GOOD</b>	Roof Cover <b>ASPHALT SH</b>	Heating Fuel <b>OIL</b>
Building Condition <b>Good</b>	Siding <b>BRICK</b>	Air Conditioning <b>30%</b>
Finished Area (SF) <b>7057.5</b>	Interior Walls <b>PLASTER</b>	# of Bsmt Garages <b>0</b>
Number Rooms <b>0</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
# of 3/4 Baths <b>0</b>	# of 1/2 Baths <b>1</b>	# of Other Fixtures <b>3</b>

#### Legal Description

#### Narrative Description of Property

This property contains 0.278 acres of land mainly classified as IMP\_SEL-CC with a(n) LIBRARY style building, built about 1905 , having BRICK exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

#### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

DRAFT