**HOGAN ASSOCIATES**
*Building & Environmental Consultants*

# Commercial Property Inspection

Prepared for:

Mr. David Friend
Executive Director
Plymouth Growth & Development Corporation
E-Mail

Subject Property Location:

4 North Street
Plymouth, MA

Inspection Date:

February 29, 2020

**HOGAN ASSOCIATES**
*Building & Environmental Consultants*

March 2, 2020

Mr. David Friend
Executive Director
Plymouth Growth & Development Corporation
E-Mail

Re: Commercial Property Inspection
4 North Street
Plymouth, MA

Dear Mr. Friend:

At your request, a visual inspection of specific components of the commercial office/bank building located at 4 North Street, Plymouth, MA was conducted on February 29, 2020.

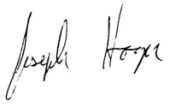
The inspection was limited to observing major components and systems of the property. It is our intent to provide you with a listing of our observations of conditions requiring repair, replacement, or further evaluation to these major components.

It was not our intention to perform an in-depth engineering analysis, code compliance, or technically exhaustive study. Rather, it was our intention to provide you with information which would be overview in nature and helpful for your pre-purchase considerations. Enclosed in this report is more detailed information on the scope and purpose of this inspection.

Thank you for asking Hogan Associates to perform this building survey for you. If you have any questions regarding this inspection, please contact me at (508) 865-4360.

Very truly yours,

Hogan Associates



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# 1.0 Executive Summary

Subject property, front side

## Background

The property surveyed is a single story office/bank building. The building is currently vacant. The building contains approximately 14,000 total square feet. The building was originally constructed in 1950. The client answered questions, provided information related to the building, and provided access to the building.

## Findings

Basic construction consists of a concrete foundation with basement below grade, steel beams, wood joists, wood roof decking and rafters, and a low slope roof structure with EPDM mechanically attached membrane roof covering. The basic construction of this building compares average to similar buildings inspected by our firm. However, our observations indicate depreciated components and some defects present subsequent to original construction. Primary areas of depreciated components and defects include the roof, exterior cladding, windows, electrical system, and HVAC components.

## Conclusions

It is necessary and we recommend that you consult with professionals, repair contractors, service companies, and others to provide adequate analysis, cost estimates, and specifications for exact nature and scope of required repairs as pointed out above and other repairs or replacement which may be required as determined through further investigation or the performing of work in progress, and to acquire firm bids for making such repairs. The above inspection findings along with other deferred maintenance items, defects, and depreciated items at the subject property are considered significant costs for repair or replacement and further discussed followed by conclusions with suggested actions in the appropriate sections of the report which require repair, replacement, or further evaluation of components.

Table 1-1 indicates the general condition of major components and infrastructure on the property with remaining useful life expectancies in years. The estimated remaining useful life expectancies will be influenced by current and future maintenance, repairs, improvements, and management of components on the Property. The following terms are used for the ratings and are defined as follows:

**Good:** Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

**Fair:** Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.

**Poor:** Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable condition.

Table 1-1: Conditions and Remaining Useful Life Expectancy of Major Systems

| Component | Condition | Remaining Useful Life | Comments |
|---|---|---|---|
| Roof | **Fair** | 10-14 years | Some improper drainage front side, improper fasteners front side, needs some repairs |
| Exterior | **Fair-Poor** | 2-5 years | All Windows in poor condition, brick cladding needs repairs, right side foyer in poor condition, chimney needs repairs |
| Structure | **Fair-Good** | 20-30 years | Normal Maintenance, several cracks right side foundation, sump pump needs repair |
| Plumbing | **Fair** | 4-6 years | Several leaking fixtures and fixtures not working |
| Electric | **Fair-Poor** | 2-10 years | Some antiquated and original equipment in use, needs some updating and repairs |
| HVAC | **Fair** | 2-8 years | Boiler condensate return needs repair now, one large air handler and compressor near end of useful life |
| Interior | **Fair** | 3-5 years | Some potential asbestos in building, windows poor condition, |
| Life/Safety | **Fair** | 2-10 Years | Sprinkler valve needs repair now, Missing updated fire alarm system, |

# 2.0 Scope

## Purpose

The purpose of our inspection was to perform a limited, visual survey of specific components of the construction of this property and list our observations of items and conditions which indicate the need for immediate and intermediate repair, replacement, or further evaluation of major components subsequent to original construction of the property.

Our intent has been to apprise you of the general condition of the property and to provide information which can be helpful to you in your budgeting and pre-purchase considerations as it relates to the physical condition of this property. This inspection is not intended to serve as an engineering analysis or technically exhaustive assessment. Rather, it is to provide information which is overview in nature.

Our inspection and this inspection report are intended as confidential to you, for your exclusive use. They cannot be relied upon by a third party or third parties which shall include for example, but not limited to: future owners, prospective, current, or past purchasers, tenants, and service or repair companies.

## Scope

The scope of our survey was limited to visual observations of the following specific components of the building: foundation, load-bearing structural framing, roof surface, building shell, sitework, HVAC equipment, electrical supply components, interior, and life/safety components only.

Our observations were limited to those components that were safely accessible and readily visible without moving or removing any items causing visual obstruction, such as furnishings, vegetation, drop ceilings and tiles, walls, manufacturing equipment, insulation, and stored items, etc. Some structural conditions were not fully accessible due to finished walls and ceilings, insulation in the basement and 1st floor.

Electrical and mechanical components were observed visually; they were not disassembled. Functional equipment was operated with user controls. Mechanical systems which were shut down at the time of the inspection such as air conditioning were not operated.

Specific components not listed under broader construction category headings in the report or which were not discussed in the report were not surveyed. Such components and conditions not listed or discussed should not be assumed to be in any condition, good, or unsatisfactory, by such lack of notation. Left, right. front, and rear sections referenced in this report are as viewed from the front side main door and North Street.

# 3.0 Roof

*Description of Roof*

The roof structure for this building is a low slope roof. Roof covering is a mechanically attached EPDM 60 mil. Firestone single ply membrane. Insulation is present beneath the membrane but not visible for inspection. Roof drainage for this low slope roof is by one roof drain with internal drain piping. One Small section of gable pitched roof structure is located at the front side of the building with slate tiles for roof covering. Roof was inspected from on top of the roof.

*Observations, Conclusions, & Suggested Actions*

- No roof documentation was available for roof, contractors for installation, such as roof warranty, contractors, age of roof, previous repairs, etc. Recommend obtain all available roof documentation, age of roof, any current leaks, previous repairs, warranties, etc. from current owner.

- Inspection of the EPDM membrane indicated overall fair condition. We observed some protruding fasteners at the front left side of the roof near the pitched slate roof. We also observed the membrane to be improperly secured in this area. Signs of improper drainage and standing water were observed at the front right side of the roof also near the pitched gable slate roof. Signs of previous standing water were also observed at the rear side of the roof. Roof drain was clogged, debris was on roof in several areas. Water fails to be properly directed towards the roof drain. Only one roof drain is present for the roof surface. It also appears roof drainage is improperly directed to the front left side of the roof where no roof drainage is present. Inspection of roof drainage gutters indicated heavy dirt and debris inside gutters and need cleaning. Inspection of membrane seams indicated overall fair condition. No major defects observed. Flashings were observed to be in satisfactory condition. No signs of leaking to interior of building were observed.

- Inspection of the slate roof covering indicated fair condition. We observed numerous cracked Slate tiles which should be repaired. Flashings in this area were loose and improperly secured. Inspection of the right side small area of gable pitched foyer with three tab asphalt shingles indicated fair to poor condition. The small area of shingles showed signs of deterioration and nearing the end of their expected useful life. Replacement of the shingle should be anticipated within the next 1 to 3 years.

It is recommended you consult with appropriate roofing contractors to prepare specifications and submit firm bids for making corrections to deferred maintenance items associated with the roofing surface and associated drainage and other conditions as outlined above for this roof surface, roof drainage, previous or current leaks, and improperly secured membrane, flashings, Slate tiles, asphalt shingles, etc.

Based on our observations of the roof, it is our opinion that this roof will require some repairs now to eliminate the need for close monitoring and likely increase in frequency of future maintenance and repair work to the roof surfaces. Short-term roofing repairs are required in order to extend the serviceable life of the roof. Long-term roof life expectancy for this roof surface is approximately 10-14 years following immediate roof repairs and roof drainage improvement as described above by licensed contractors familiar with this type of roof surface. Actual age of this roof was not provided or determined. Actual age may determine more precise remaining useful life.

# 4.0 Exterior

### *Description of Exterior*

Although requested no construction details were available for review or provided. Exterior cladding for this building is brick veneer. Windows are wood framed double hung window units. Entry doors at the front side of the building are two sets of double glass doors along with two sets of double glass doors at the right side parking lot area. Steel door is located rear side of building, but not accessible. A glass foyer is located at the right side entrance parking area. One brick chimney is located rear side of building. Steel fire escape is located rear side of building. Asphalt driveway and parking lot is located right side of building.

### *Observations, Conclusions, & Suggested Actions*

- Inspection of the rear side chimney indicated numerous cracks on bricks, some spalling, deterioration, and joints loosen flaking. Recommend qualified contractor for re-pointing and repair of chimney, along with interior inspection of flue for this chimney, including, cleaning, inspection, assessment, repairs, etc.

- Inspection of exterior brick siding and cladding system, most notably on the right side of the building, had numerous areas of loose and flaking mortar joints, spalling brick, cracks, and bulging and movement of exterior brick cladding. Further review, assessment, and numerous repairs are recommended for the exterior cladding of this building by qualified contractors.

- The right side glass, and wooden, foyer entrance is in overall poor condition. Windows are deteriorated, rotted, and leaking. Exterior trim, and wood is rotted. Major repairs to this entire vestibule area is required.

- Windows throughout this building are older original Windows units. Numerous cracked Windows were observed, Windows are difficult open and close, some Windows stuck shut, improper locking systems on Windows, etc. Windows are near the end of their useful life and replacement is recommended.

- Exterior glass doors were in overall serviceable and functional condition. No defects observed.

- Asphalt parking lot was in good condition, however, exact boundary lines in property lines are not within the scope of this assessment. Recommend further review and review of drainage areas, etc., for parking lots.

- The wooden safety fencing and guard rail on top of the front side of the roof near Gable section is in overall poor condition. The guard is loose, improperly secured, and dry rotted. Recommend replace this guard rail.

- The wooden gable ends of the pitched section of roof for the slate roof covering have moderate wood rot, deterioration, and damage. Recommend repair replace all components associated with these defects, including painting as needed.

- The rear side metal fire escape steel fire escape stairs have signs of corrosion, and needs immediate assessment and inspection and certification by licensed architect every five years. Recommend further review of rear side, fire escape stairs, especially fasteners to the building.

- Recommend environmental site assessment by qualified professional for property.

# 5.0 Structure

*Description of Structure*

The foundation for supporting partitions, perimeter walls, etc, for the building is constructed of concrete. A full basement is present below grade for this building. Roof is constructed of wooden joists with wood decking. The primary load-carrying structural framing for this building is constructed of structural steel beams and steel columns which support wooden floor joists for floor and wall construction. Vertical loads are transferred through the steel columns and beams to foundation footings.

Visual access to many structural components was not possible due to insulation , and finished walls and ceilings within the basement which limited access. No building plans available for review. Two basement groundwater drainage sump pumps are located in the basement rear side and front side of building.

*Observations, Conclusions, & Suggested Actions*

- Inspection of foundation indicated overall fair condition. However, we observed one, several moderate sized cracks at the right section interior of building on foundation wall.

  The above described foundation conditions are considered moderate but do not appear to be consequential. Foundations and other structural components of most buildings previously surveyed by this firm have experienced some degree of settlement (vertical differential movement). This building was no exception. Therefore, a qualified contractor is recommended for further review and additional repairs to the foundation if needed.

  A proper maintenance of foundations include the mandatory requirement for maintaining positive site drainage and roof drainage at the perimeter of the building in such a manner that water drains away from the building in order to eliminate penetrations of water to load bearing soil of the foundation footings. Recommend improve roof drainage.

- We did not observe conditions indicating that the primary structural steel framing or wood framing of the building is in need of immediate major repair or that is not performing its intended function. Recommend normal maintenance and periodic monitoring

- The rear side sump pump in the boiler room failed to operate at time of inspection. And was full of water. Recommend immediate repair to rear side sump pump. It appears sump pump water is being discharged to city sewer. Recommend qualified drainage contractor for further review of basement drainage, drainage, discharge, and dehumidification within the basement. Front side sump pump is improperly wired, and needs repair.

# 6.0 Plumbing

### *Description of Plumbing*

The building is serviced with municipal water and sewer service. The main water meter and shut off for the entire building is located in the front side basement of the building near sprinkler valve. Water supply pipes are made of copper. Drain pipes were copper and cast-iron. One Rheem 40 gal. electric hot water tank for domestic use is located in the basement boiler room. Two bathrooms with sinks and toilets are located in the basement. Three bathrooms with sinks and toilets are located on the first floor office area.

### *Observations, Conclusions, & Suggested Actions*

- Inspection of the hot water tank indicated overall good condition. Tank appeared to be in overall serviceable condition. Remaining useful life of hot water tank is approximately 10 years.

- The bathrooms in the first floor and overall poor condition. Improper drain material with accordion pipe was observed, one sink cold water was turned off, one sink was leaking, one fixture was broken, one toilet was loose at the floor, and one bathroom was complaining nonfunctional. All bathrooms in the first floor of this building are non-ADA compliant. Recommend licensed architect for further review of all bathrooms, interior, and access to all areas of the building, and exterior, parking, etc. by licensed architect.

- Bathrooms in the basement were generally in serviceable and functional condition. No major defects observed. However, bathrooms are not ADA compliant. See comment above.

- Main water shut off and meter at front side basement was in overall good and serviceable condition. No defects observed.

- Inspection of several copper water supply pipes indicated moderate corrosion. Recommend close monitoring. No leaks observed.

- Inspection of cast-iron drainpipes, most notably right side of building near foundation indicated moderate to heavy corrosion and pitting present on the pipes. The pipes appear to be properly secured and pitched and no leaks were observed at time of inspection. However, these pipes are pitched in two different directions indicating to likely discharge locations to city sewer. Access to underground exterior components of drain and water supply are not accessible and within the scope of this inspection.

# 7.0 Electrical

*Description of Electrical*

The electric service enters the building from the rear side of the building with an overhead drop loop service. Transformers are pole mounted and located interior. Main distribution panels and shut offs are located interior rear side basement in boiler HVAC air handling room. Main electrical disconnect is rated at 600 Amps 240 volts with three phase service. Sub panels are located throughout basement and first floor of building.

*Observations, Conclusions, & Suggested Actions*

- Inspection of the main electrical disconnects and electrical panels and main electrical room area indicated overall fair to poor condition. Main electrical disconnects, switchgear, shutoffs, and main panels in the rear side basement are antiquated old original electrical equipment. This equipment is likely nearing the end of its expected useful life and major upgrades should be anticipated to the main electrical equipment and components of this building.

- Inspection of main electrical Raceway with heavy gauge electrical wires in the basement near main electrical shutoff indicated missing panel, and exposed wires with safety hazards present. Obvious, electrical work has been previously done in this area, and needs further and review and repairs by licensed electrician.

- Inspection of several sub panels in the first floor and within the basement indicated old original equipment, some updated equipment in panels, missing knockouts on electrical panels, safety hazards, old original , and antiquated equipment, several panels were stuck shut, and not accessible for inspection.

- Several open electrical junction boxes with exposed wires were observed throughout the basement of this building. Several electrical outlets on the first floor did not have power. Bathrooms are missing proper GFCI outlets.

- Recommend license electrician for future use of building and specific needs of electrical supply.

- Based on the conditions, safety hazards, and defects and observations as described above, we highly recommend a licensed electrician for further review of all electrical components, conductors, switchgear, electrical sub panels, etc. throughout the entire building. It recommended that you perform an additional electrical survey of the entire electrical system by a qualified contractor to make corrections and upgrades such as those mentioned above

and any other deficiencies which may be observed to exist during the course of performing this survey by a licensed commercial electrician. The electrical system should be requested to be certified to be in conformance with all aspects of the National Electrical Code and free from hazards. Our survey has been a limited visual survey performed for the purpose of identifying problems and cannot be relied upon as having determined that all electrical system deficiencies and hazards have been identified.

# 8.0 HVAC

## *Description of HVAC*

The heating and cooling at this site consists of (1) split system HVAC unit along with an oil fired steam boiler providing heat to multiple steam unit heaters throughout the site and the basement also has several electric baseboard heaters.

The 25 ton cooling system is controlled by the thermostat in the hallway near the large return air vent located next to the tellers desk and is ducted to the various areas of the building, connected to a semi hermetic compressor and air handler in the basement, a condenser coil/fan unit on the roof, and is a constant air volume system with manual dampers in the ductwork being the only means of air balancing available. The same air handler in the basement also provides heating to the site as steam is supplied to the coils of the air handler from the oil fired steam boiler in the basement.

The site has perimeter steam heating units that provide heating to the various spaces and offices and the zones are controlled by pneumatic controllers connected to a compressor in the basement and is also tied into a Johnson Control Metasys energy management system. The individual heating zones (offices etc.) each have a pneumatic temperature controller in the space which opens and closes a steam valve and a Johnson Control temperature knob throttles dampers open or closed to reach the users desired temperature.

## *Observations, Conclusions, & Suggested Actions*

- The condenser coil/fan unit on the roof and the semi hermetic compressor in the basement provide 25 tons of cooling capacity and are 14 year old, 2006 units that have approximately 6 years of useful life left per industry standards and the associated air handler appears to be from the 1960's based on documentation found on site.

- The Weil Mclain oil fired steam boiler is a model 88, series 2, sectional boiler that would appear to be in the 5-6 year old range based on documentation found on site and has (3) 325 gallon oil supply tanks . The boiler was in overall good condition with remaining useful life of over 20 years with expected normal maintenance and repairs. The three oil storage tanks located in the basement appeared to be over 20 years old with moderate corrosion present. Recommend close oil tank inspections by oil company, and provide secondary containment tanks in case of any leaks. Remaining useful life of these tanks is 0 to 3 years. Recommend funds for replacement of tanks. Now or within several years. Recommend ongoing maintenance of boiler improper operation of boiler by qualified contractor for professional.

- We observed an old antiquated oil gauge in the boiler room on the exterior foundation wall. This gauge may be associated with exterior underground fuel oil storage tanks. We highly recommend environmental due diligence.

- The air compressor for the pneumatic control system was manufactured in 1964 and is 54 years old. Funds should be budgeted soon for the replacement of the air compressor for the pneumatic control system as it was manufactured in 1964 and is 54 years old.

- The ductwork for the fresh air intake basement air handler is laying directly on the roof which will have a negative impact on the roof along with expediting corrosion as it has the potential to be laying in ponding water, or snow. Recommend properly support per industry standards.

- The circulating pump on the boiler feed tank has a large leak and the associated sump pump is seized and rendered inoperable. Both pumps need immediate repair.

- The basement air handler is past its useful life expectancy per industry standards and escalated maintenance and repair costs should be expected riot to complete component replacement for this air handler. Expect significant costs for replacement.

- A visual inspection of the systems was performed and the cooling system did not run due to the ambient temp and the steam boiler did not fire off during the inspection so confirmation of proper operation is prudent. Recommend further review by qualified HVAC company for air-conditioning operation.

- A certified mechanical company should be hired to repair the circulating pump on the boiler feed tank as it has a large leak and they also need to repair the associated sump pump as its seized and rendered inoperable. The mechanical company should also run the heating and cooling system through several cycles to confirm proper operation and calibration.

- Inspection of ceiling registers indicated heavy dirt and debris indicating deferred maintenance with system cleanings.

**Units on site**:

Carrier condenser coil/fan unit

Model 09DK-034-501

Serial 1906004489

2006 Unit

14 years old

6 years useful life left per industry standards

Fair condition

Carlysle cooling compressor

Model 06EA265300

Serial 1306U04475

2006 Unit

14 years old

6 years useful life left per industry standards

Fair condition

Buffalo air handler

Pic #24

Model N/A

Serial N/A

Fair/poor condition

Weil Mclain steam boiler

Pic #32

Model 88 series

Serial N/A

Approx age-5-6 years old

18- 20 years useful life left per industry standards based on approx age

Fair condition. Condensate return pump needs repair.

- No documentation was available for review for HVAC equipment, such as warranties, repairs, preventive maintenance, defects, etc. Recommend obtain all available HVAC documentation from current owner.

- It is in our opinion, necessary to perform an immediate general servicing of the HVAC equipment prior to assuming responsibility for operating condition and maintenance of the equipment. Overall condition of the HVAC system is fair with short term replacement of HVAC components will likely be necessary. Expect escalating maintenance and repair costs prior to systems replacement.

  The depreciated equipment described in our observations above should be considered along with any other conditions observed during the course of performing routine service checks including using instrumentation for pressure and amperage checks, AC condition, along with filter changes, belts, cleaning, coil cleaning, inspection, electrical components, boiler, inspection, air flow and distribution for the building, fans, condenser equipment, condensate pumps, draft effectiveness, etc.

## 9.0 Interior

Interior components inspected were floors, walls, ceilings, interior doors, stairs, windows.

*Observations, Conclusions, & Suggested Actions*

- Recommend full ADA review by licensed architect as needed.
- Inspection of interior ceilings throughout office area indicated overall good condition. However, we observed numerous ceiling tiles which were missing on the first floor.
- Inspection of Windows throughout the building indicated overall poor condition. Numerous cracks, non-insulated window units, Windows difficult open and close, improper lock sets, safety hazards, etc. See section 4.0.
- Interior carpeting of office space was in fair condition. Expect total finish flooring replacement.
- Walls throughout the office areas were in good condition. However, baseboard trim was missing in several areas.
- Insulation was in fair condition throughout building. Based on visual inspection above first floor area, insulation is older, and not current to industry standards. Recommend full insulation and air flow audit and survey by qualified contractor. Recommend insulation upgrades as needed.
- Stairs leading to the basement rear side are missing handrails. Recommend install handrails.
- We observed numerous areas of the basement heating system and flooring within the building that have the potential for containing asbestos materials. Based on the age of this building, we highly recommend an asbestos survey by qualified professional along with a lead-based paint survey.

## 10.0 Life/Safety

Life/safety components inspected include the fire sprinkler system, fire extinguishers, egress, emergency lighting, fire alarms, and exit signs.

### *Observations, Conclusions, & Suggested Actions*

- The building is equipped with an automatic fire sprinkler system. Inspection of the main control valves in the basement front side near main water valve indicated poor condition. The valve was severely corroded and has a small drip leak. Inspection of several sprinkler valves throughout the building indicated heavy dirt and debris on sprinkler valve heads. Last inspection tag on valve indicated inspection and testing in 2019. We recommend immediate inspection, testing, assessment, and repair of entire fire sprinkler system by qualified professional.

- The building is not serviced with a central fire/smoke alarm system. Recommend qualified contractor for installation of modern fire/smoke alarm system with main control panel, pull stations, alarms, strobes, detectors, etc.

- Emergency lighting was present throughout the building. Several lights failed to operate at time of inspection. Recommend immediate testing and inspections of emergency lighting, and replace all lights..

- Illuminated exit signs were present throughout the building, but not functional..

- Fire extinguishers were present throughout the building. Last inspection's indicated 2018 and 2019. Recommend immediate testing and inspection of fire extinguishers.

- Recommend post emergency evacuation plans throughout the building.

- Building is extremely close to adjacent building on North Street with potential fire hazard and shares fire escapes.

- Recommend obtain all available documentation inspection and testing for life/safety from current owner. No documentation was available for review.

## 11.0 Conclusion

The basic construction of this building compares average to similar buildings inspected by our firm. However, our observations indicate depreciated components and some defects present subsequent to original construction. Primary areas of depreciated components and defects include the roof, exterior cladding, windows, electrical system, HVAC, and life/safety components.

Based on the findings of this inspection numerous professional and licensed consultants and contractors are recommended for further evaluation of specific conditions and components of this building. Additional professionals such as roofing contractor, general exterior contractor, electrician, plumber, HVAC contractor, life/safety, indoor air quality, and environmental site assessment professional are recommended.

It is necessary and we recommend that you consult with these additional professionals, repair contractors, service companies, and others to provide adequate analysis, cost estimates, and specifications for exact nature and scope of required repairs and future replacement as pointed out above and other repairs or replacement which may be required as determined through further investigation or the performing of work in progress, and to acquire firm bids for making such repairs.

Further review with local governmental officials is also highly recommended based on the findings of this inspection. Included but not limited to building inspection officials, health officials, planning, zoning, and fire Department officials. We recommend investigation of previous reports, documentation, permits, etc. with building officials, health officials, fire officials, and documentation from building owner.

## 12.0 Limitations

Specific components of the construction of this property which were not surveyed include, but not limited to: alarms and smoke detector performance and operation, life/safety items performance, fire escape performance, decorative landscaping; specific non accessible sewage, electrical, and HVAC components, inspection of natural gas systems; interior furnishings; security equipment; asbestos; geological faults,; noise or air pollution; legal description of property such as boundaries, easements, right-of-way, and setbacks, egress/ingress etc.; conformance with government codes or any state or local building or fire codes, and fire escape/egress codes; future renovation or tenant future requirements, engineering analyses, future use of building and associated requirements, future renovations, electrical and mechanical sizing or engineering, environmental assessment, environmental regulations or any possible environmental contamination, manufacturers specifications; and legal requirements of all kinds such as the Americans with Disabilities Act and other specific or general property or area conditions not stated specifically to be included in our survey. We highly recommend environmental due diligence.

It is necessary and we recommend, that you consult with service companies and repair contractors in respective categories included in this inspection report to determine the exact scope and cost of work, submit firm bids for making required corrections, and any future use requirements for use of the building. All quantities and components identified in this report whether used as a basis for developing expected future costs or for other purposes are only approximate and cannot be relied upon as exact.

Our efforts in performing this survey have been confined to problem identification. We have not analyzed the design of the building or mechanical systems, determined exact nature and scope of repairs, determined as-built construction to be in conformance with plans or specifications, nor have we determined whether or not the construction is in strict compliance with governing codes (including fire codes) at this specific location or in the general area. Based on interviews with persons of knowledge regarding the subject property, no historical documentation was readily available for inspection such as: maintenance records, preventative maintenance records, contractors, contractors for roof replacement, HVAC repairs and replacement, fire alarms, electrical work, etc. The lack of this information should be a considered a limitation for this assessment. Interviews with local officials were not conducted as part of this inspection. Further investigation with these officials is recommended.

## Disclaimers

Opinions and comments stated in this report are based solely on observations of apparent performance. Performance standards are based exclusively on the knowledge and experience of the inspector at Hogan Associates. Neither our inspection company survey nor our inspection report constitutes a guarantee or warranty, expressed or implied, on the condition or future condition of the property or any component surveyed. Hogan Associates is not an insuring company, and our inspection and inspection report are not warranted for any specific use or merchantability.

The opinions and conclusions presented in this report are based on the site conditions observed and information reviewed at the time of this assessment. Information pertaining to site conditions or changes may exist that Hogan Associates is not aware of or which we have not had the opportunity to evaluate within the time available for this assessment.

There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Hogan Associates believes that the information obtained from the inspection and interviews concerning the building is reliable. However, Hogan Associates cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Mr. David Friend and Plymouth Growth & Development Corporation with supportive information relating to the condition of the subject property.

# Appendix

## Photographs


Right side exterior


bulging and cracked bricks


Loose mortar joints


cracks, bulging


Crack on foundation


shingles poor condition


Bulging brick right side


right side main entrance doors


Windows poor condition. Right side


wood rot, water damage


Front side


improper roof drainage

building close together

rear side, fire escape

EPDM membrane

seams fair condition

Previous standing water

loose mortar joints chimney


standing water front right


improper drainage


Loose rotted guard rail


cracked Slate tiles


Rotted wood


debris, improper drainage

Improper drainage front left

fasteners protruding from membrane

Split system condensing unit

right side main entrance

Leaking Windows

leaking Windows


Front side main entrance


dirt on. HVAC diffusers


Cracked window


updated electrical subpanel


Old, antiquated electrical subpanel


missing ceiling tiles

Old Windows

interior first floor

First floor interior

first floor bathroom, poor condition

Old compressor units, basement

sump pump rear side, nonfunctional


Condensate pump needs repair, leaking


oil fired boiler basement


Oil gauge


potential asbestos


Electric hot water tank


AC compressor units


main electrical disconnects


open exposed wires


Main air handler, basement, old


cast-iron drain piping


Steel and wood framed structure


oil storage tanks


Cast-iron drainpipes, corrosion, pitting


crack right side foundation

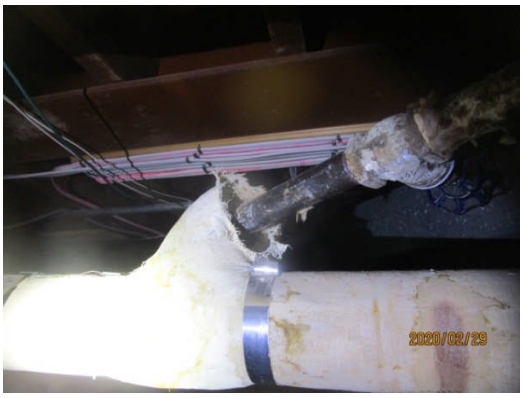

Old electrical panel, missing knockouts


basement, interior


Main water shut off


leaking main sprinkler valve, corrosion

front side sump pump



potential asbestos

Typical basement bathroom

basement bathroom