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CAPITAL NEEDS ASSESSMENT

Jamaica Village School
347 Depot St
Jamaica, VT 05343
Job #:18-39226.10

Prepared for:
Windham Cental Supervisory Union
Attn: Ms. Laurie Garland

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

Report Date:
April 9, 2018

LICENSED PROFESSIONAL ENGINEERS
AND REGISTERED ARCHITECTS

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

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April 9, 2018

Windham Cental Supervisory Union
Attn: Ms. Laurie Garland
1219 VT Route 30
Townshend, VT 05353

Re: Jamaica Village School
347 Depot St
Jamaica, VT 05343
Job #18-39226.10

Dear Ms. Garland:

At your request, Criterium-Lalancette Engineers has undertaken to evaluate the existing condition and assist in maintenance planning for the school located at 347 Depot Street in Jamaica, Vermont.

The purpose of this investigation and report is as described in our proposal dated February 23, 2018.

This report includes the following:

- A review of the structural condition of the building and identification of any maintenance/repair needs.
- A review of the condition of the mechanical and electrical systems and related maintenance/repair needs.
- A review of the condition of the exterior finishes including roofs, siding, caulking, and other important conditions related to the exterior of the buildings.
- A review of the site area conditions and other common maintenance items.
- A recommended maintenance plan for this facility identifying what work will be important and when it is likely to be required during the next twenty years.
- A preliminary budget (based on 2018 dollars) for the recommended maintenance that will be required for this facility during the next twenty years.

The inspection was performed on March 26, 2018 and the report was written by Richard Lalancette, P.E. For your interest, a copy of Mr. Lalancette's resume is attached.

1.0 Introduction

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

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

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

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

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

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

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

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

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

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

The report that follows will present the conclusions of our investigation. It focuses primarily on the major structural, mechanical, and energy efficiency issues as well as site related repairs and common maintenance items. While brief mention is made of other conditions that might concern the routine ongoing maintenance of these buildings, this was not the primary focus of this investigation.

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

Cost estimates to complete the recommended repairs and improvements have been based on RS Means Commercial Renovation Costs, 38th edition, RS Means Cost Books Online, and on our general knowledge of the construction industry in this area. Further, these cost estimates are based on 2018 dollars. Actual costs obtained from contractors may vary from these estimates.

After you have reviewed this report, we would be pleased to meet with you to discuss our findings in detail and to answer any questions that you may have. Further, we are available to assist you in establishing an effective action plan to carry out the necessary repairs and improvements.

2.0 Summary

The following report will discuss many aspects of this property in great detail. This report needs to be read in its entirety to understand fully all the information provided.

The following is a brief summary of our major findings:

- The gravel parking areas and driveways are in good to fair condition. Periodic grading should be anticipated.
- Any depressions in the ground adjacent to the building should be regraded so that water is not retained there.
- The site lighting appears adequate at this time.
- Repair of the deteriorated concrete pads at the exterior doors is needed. The installation of concrete pads for the remaining exterior doors is recommended.
- The basic structural components appear to be in serviceable condition. Further examination of areas of deteriorated siding is needed.
- The heating units were in operation at the time of inspection. These units appear to be in good to fair condition. However, the heating units are nearing the end of their serviceable life.
- Replacement of the flue pipe at the original furnace room is needed.
- Upgrading of the addition windows and many of the exterior doors is needed.
- Future replacement of the older plumbing fixtures should be planned for.
- The electrical system is in serviceable condition.
- The interior is serviceable. Updating of the cabinetry in the original classrooms should be planned for.
- The exterior is in fair condition with some repair/replacement needed.
- The roof coverings are serviceable. Some repair to the metal roof covering is needed.
- Fuel oil storage is provided by an underground fuel storage tank. By all accounts the tank is approximately 30 years old. Replacement with an above ground storage tank is recommended.
- Inspection of the fire alarm system is needed at this time.

The project was last renovated in 1987. Renovations accomplished at that time included construction of new classrooms and the multi-purpose room.

Additional insulation was added in 2008.

A 33 KVA Kohler gas-fired generator was added in 2009.

In summary, we consider this property to be in average condition when compared to others of similar age and construction type. While there is work to do, most of it is maintenance related and, thus, is common for most buildings.

3.0 Description

This property is located on the north side of Depot Street at the northeast corner of the intersection with Worden Road. Access to the property is provided by two driveways.

The east driveway provides ingress to the property while the west driveway provides egress from the property at the intersection with Worden Road. The east driveway leads to a parking area at the front of the building.

Both the driveways and the parking area are surfaced with gravel.

By our count, this parking area can accommodate approximately 20 vehicles.

There is a gravel driveway along the west side of the building which provides access to the rear of the multi-purpose room and the rear of the remainder of the building.

The building itself is a one story, small-sized, school building with a combination of Texture 1-11 and vinyl siding on the exterior walls and a combination asphalt shingle and corrugated metal roof surfacing.

The building is constructed on a concrete slab. As we understand it, the original building was constructed somewhere around 1955. In 1987 an addition was added which provided additional classrooms and a multi-purpose room.

The building is served by its own onsite water and waste water systems.

As we understand it, recent improvements include the addition of a 33 KVA Kohler gas-fired generator around 2009. The north side of the multi-purpose room was sided with vinyl siding over insulation approximately two years ago. Additional insulation was provided in the attics in 2008. With these exceptions, no significant rehabilitation of the property has been accomplished.

4.0 Site Related Conditions and Maintenance

4.1 Parking Area/Site Drainage

As noted above, there are two driveways to the property from Depot Street leading to a parking area at the front of the building with space for approximately twenty vehicles.

The driveways and parking area are finished with gravel.

The roof drains to the ground around the building. In general, the site drains by sheet flow to the east and to the west.

At the rear courtyard between the two additions, there is a catch basin which appears to drain offsite. The outlet for this catch basin could not be located at the time of inspection.

In the spring, any depressions in the ground adjacent to the building should be regraded so that water is not retained there.

4.2 Site Lighting

Site lighting is provided by a total of nine building mounted lighting fixtures. No additional site lighting is provided.

The site lighting appears to be adequate for the needs of the building as it now stands. However, the site was observed during daylight hours.

4.3 General

There is an asphalt paved walkway at the front entry to the building. This is in good to fair condition.

There are a few concrete pads at the entry doors at the left front of the building and the right side of the original building. These entry pads are deteriorating and replacement should be planned for. Additional pads should be provided at the remaining exterior doors.

There is a small shed located at the northeast corner of the building. The shed appears to be in good to fair condition.

A playground area is located at the northeast of the site. Play equipment and two benches are located in this area.

5.0 Building Related Conditions and Maintenance

5.1 Structure

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

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

- Attic area over the multi-purpose room.
- Attic area remote from the access hatches.
- Roof framing above insulated attic ceilings.
- Most of the foundation system and slab.
- Lower portions of the building obscured by snow.

Access to the attic area is provided by access hatches in the storage area off the multi-purpose room, in the right front hall, and in the left hall. Conditions in the attic area were observed from the access openings.

At the original building, the basic construction is of the concrete slab foundation type and thus no columns, girders, or floor joist members are included in the lower level framing. This is a standard method of construction.

At the new addition, the basic construction is of the concrete slab foundation type and thus no columns, girders, or floor joist members are included in the lower level framing.

The foundation walls support a block super structure to form the outer walls of the building.

Where visible, the foundation walls are generally in good to fair condition. There are a few cracks, which is typical for this type of foundation wall.

It should be noted that many foundation walls do develop cracks. The degree of cracking in these premises does not indicate a major structural defect.

With the main level finished off as it is, most of the concrete floor slab is not visible for inspection. However, no significant cracking or bulging was detected through the floor finishes.

The framing for this building can best be described as platform.

Where visible, the floor joists, girders, columns, ceiling joists, rafters, and wall framing are in good to fair condition. However, with portions of the roof and floor framing inaccessible, all of these members could not be examined.

At the new addition, the roof framing consists of prefabricated wood trusses. These are a common building component.

Some evidence of rot and deterioration was noted in the lower siding around the building. This rot and deterioration may extend into the structural framing in these areas. The full extent of this condition could not be determined at the time of inspection. These areas should be opened for further investigation and the proper repairs be made.

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

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

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

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

For all practical purposes, there has been little or no settlement or movement of these premises, and it can be described as structurally sound.

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

5.2 First Floor Water

No evidence of water seepage or moisture was noted on the first floor walls or floor at the time of inspection. However, it should not be assumed that water problems cannot and will never occur there. Water problems result from a number of sources under a variety of conditions.

However, with the first floor finished off as it is, a major portion of it could not be investigated for signs of moisture seepage and/or leakage. While there were no signs of such problems, an awareness of the possibility of such moisture entry and its effects for the lower level area must be maintained. It is recommended that you keep the lower level under observation for any signs of potential moisture entry. This would include cracks in the foundation walls, stains on the walls, unexplained dampness in the carpet, moisture entry in the non-finished areas, and water accumulation near the building following heavy rains.

The floor drain noted in the kitchen needs to be kept clean, clear and functioning at all times.

In the spring, any depressions in the ground adjacent to the building should be regraded so that water is not retained there.

5.3 Ventilation

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

Ventilation for this attic area is provided by roof, gable, and soffit vents that appeared to be functional at the time of inspection. No further work is recommended at this time.

At the eaves in this building there are some Styrofoam panels, often called "prop-a-vents," installed between the insulation and the roof sheathing. The purpose of these panels is to provide ventilation and to isolate the roof sheathing from the insulation. The size of these vents is small, which leaves space where the insulation comes in contact with the roof sheathing. This may cause ice dam formation during the winter and can limit the effectiveness of the ventilation. It is important to check this area periodically to ensure that problems are not developing. Dark spots on the roof members are an indication of moisture buildup. If significant problems develop, other methods of isolating the roof sheathing from the insulation and providing adequate ventilation will need to be developed.

Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions. While there was no visible evidence of any moisture-related problems in the building, such conditions are not always visible. We cannot be responsible for any such conditions that might be discovered later.

5.4 Heating

The building is heated by a total of five oil-fired, forced hot air heating unit. These units consists of a burner (the small unit located at the front), a furnace (in which the air is heated); and a circulating fan (which distributes the air to the various rooms).

The furnaces appear to be approximately 18 years old.

One of the furnaces serves the original portion of the building. The remaining four furnaces serve the 1987 addition.

There are three heat recovery ventilators, one in the original furnace room and two on the rooftop above the addition, to provide fresh air for distribution throughout the building in conjunction with the heating system.

At this time, heat distribution appears to be controlled through multiple zones. However, the exact control system could not be determined at the time of inspection.

The heating units were in operation at the time of inspection. These units appear to be in good to fair condition.

No recent service tags could be found for the heating units, we recommend that the heating units be cleaned and serviced at least once each year. This cleaning and servicing should include the motor, blower, filter, etc.

Although there is no evidence of a problem, we recommend that a smoke test or similar test be conducted by a heating contractor to determine if there are cracks in the heat exchanger that would require a furnace replacement. A cracked heat exchanger can allow contamination of heated air, which can be a health hazard.

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

In the original boiler room, the flue pipe connecting the heating unit to the chimney is in poor condition with significant corrosion noted. Replacement should be planned for.

As a result of the size, layout, and construction of this building, the heating units, and the heat distribution system, proper and uniform heating of all areas will probably be difficult to achieve. Thus, supplementary heat for the building may possibly be required.

5.5 Energy Efficiency

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

There appears to be 12 inches of insulation installed in the accessible attic areas of this building. Six inches is considered to be a minimum amount with twelve inches as an ideal.

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

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

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

The original windows at the addition are approaching the end of their expected useful life and replacement near term should be anticipated.

Several of the exterior doors are in fair to poor condition and replacement in the not-too-distant future should be planned for.

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

5.6 Plumbing

This property is apparently served by its own well. We recommend obtaining a water quality test to determine the quality of water being produced by this well.

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

Water pressures in the various plumbing fixtures were normal. Except as noted, all fixtures were tested and found to be in working order.

A number of the plumbing fixtures are quite old and more than normal routine repairs or replacement should be anticipated in the not-too-distant future. The same applies to various waste and drain pipes.

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

The water supply system is equipped with two filters to remove sediment from the water. As they become plugged, it will reduce water pressure throughout the building. At that time, the filter cartridges should be changed. We suggest that you discuss the operation and maintenance requirements for these filters with the equipment supplier.

In addition, the water system is equipped with two ultra violet filters for the treatment of bacteria. Regular maintenance of these filters should be planned for.

The water system also includes treatment for acidic water using soda ash. This treatment system was in operation at the time of inspection. Regular maintenance is important to keep it in proper working order.

The water system was apparently significantly modified in 2007.

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

This property is apparently served by its own septic system. Of necessity, our evaluation of that system is limited to those portions normally visible during our inspection. Specifically, the operation of the plumbing fixtures, the condition of the drain piping, and a visual examination of the apparent location of the system itself.

However, the ground was snow covered at the time of the inspection. Thus an examination of the apparent location of the system was not possible.

Most septic systems consist of either a cesspool (independent subsurface chamber) or septic tank and leaching bed (subsurface chamber plus drainage bed).

From all available evidence, this system appears to be a septic tank plus leaching bed. This can only be confirmed, however, by excavation and direct examination of the system components.

We understand that the septic system is pumped out and examined every year.

Any septic system is unpredictable. While most will perform satisfactorily for many years (assuming proper maintenance), even a new system can fail unexpectedly. Thus, you should not consider any evaluation of this system as an absolute guarantee of future performance.

The separate gas-fired water heater is in operation. Its size appears adequate for the normal needs of this size building.

5.7 Electrical

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

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

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

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

The service entry conductors consist of aluminum.

The main service panels are located in the furnace room in the original portion of this building and in the janitor's closet of the 1987 addition.

The main service switches are located in a panel near the electric meters at the rear of the building. However, the panel was locked and the main switches could not be accessed.

Based on evidence available, the electrical system consists of a three wire, 120/240 volt service with 100 amperes of power available to the original building and 200 of amperes of power available to the addition. This is adequate for the needs of the building as it now stands.

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

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

Overall, the electrical system is in good condition.

5.8 Interior

As a responsible property owner, you are best able to judge the condition of the interior finish of the rooms. In this section of the report we are concerned with those things which are technically and financially significant. For example, stains which might indicate roof or plumbing leaks, older wall or ceiling materials which may require repair/replacement; the use of substandard materials on interior walls or ceilings; or the quality and condition of such items as the doors, windows, and cabinetry are those things which can affect the overall quality and condition of a building.

Overall, the quality of the materials used throughout this building is average. The doors, windows, cabinetry, hardware, molding, etc. are serviceable and should not present any major problems during the next five to ten years. However, minor maintenance, normal wear and tear, etc. should be expected.

Generally, the interior walls and ceilings of this building are finished with sheetrock, plaster, painted block, and ceiling tile.

The cracks in the interior of the building can be repaired when redecorating. Taping the larger cracks for reinforcement is recommended.

Some repair to the sheetrock wall finishes in the storage closet off the multi-purpose room is needed.

Various ceiling tile repairs were indicated at the time of inspection.

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

The floor finishes throughout the property consist of sheet vinyl and vinyl tile. The flooring is in good to fair condition.

The doors in this building are of a standard quality and are in serviceable condition. However, some deterioration of the doors and door hardware was noted. Future upgrading should be anticipated.

The cabinetry in this building is of standard quality and it appears to have been installed properly. At the time of the inspection, it was in serviceable condition.

The cabinetry at the original portion of the building is older and replacement should be anticipated.

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

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

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

5.9 Exterior

A portion of the exterior walls of this building is covered with vinyl siding. At this time, it is in good to fair condition.

Various vinyl siding and trim repairs are needed at this time. These repairs include:

- Proper securing of portions of the siding.
- Replacement of damaged siding.
- Replacement of missing and loose trim members.

A portion of the exterior walls of this building is covered with Texture 1-11 siding. At this time, they are in fair condition.

Rot and deterioration was noted in the lower portions of the Texture 1-11 siding around the building and replacement should be planned for.

Various exterior wood trim repairs were indicated at the time of inspection.

The paint on the exterior of this building is in fair condition.

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

At the front of the building, condensation was noted between the panes of many of the sealed thermal pane windows. This indicates air leakage into the window unit, which greatly reduces its energy efficiency. Usually, repair requires replacement of the damaged window unit.

One of the panes in the right front window is cracked and needs to be replaced.

You may wish to consider upgrading or rehabilitating these windows in the near future.

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

Deterioration was noted in several of the exterior doors around the building and replacement should be planned for.

5.10 Roofing

A portion of the roof covering of this building is of asphalt shingles.

It appears to be nine years old and another ten years or so can be expected before any major resurfacing needs to be considered.

The roof on the remaning portion of the building is of metal sheeting. These roofs have a relatively long life, but other problems often lead to repairs or replacement. Nails popping and wind damage will commonly occur and be the cause for periodic maintenance. And, as with other relatively long-lived roofing materials, damage to the underlying structure from leaks is often the cause for extensive repairs or replacement.

The roof surfacing near the front entry is damaged and repair should be planned for.

Where the lower roofline joins the side of the building at the front, the roof surface has been installed on the exterior of the siding without the benefit of flashing. This represents an area of potential leakage and deterioration. Proper flashing of this area should be planned for.

The loose roof fasteners noted at the left rear of the building should be properly secured.

The damaged roofing in the rear valley needs to be properly repaired.

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

There were no gutters on this building.

5.11 Chimneys, Hazardous Materials and Safety

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

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

Where visible, the masonry chimney at the original portion of the building appears to be in good to fair condition at this time. It appears to be structurally stable.

From all evidence available, this chimney appears to be lined.

Only a limited portion of the flue linings in this chimney were visible for inspection. Therefore, we recommend that it be cleaned and carefully inspected internally in order to fully assess its current condition.

This chimney serves the oil-fired heating unit for the original building and the gas water heater.

The metal chimney serving the heating units in the new addition appears to be sound at this time, although it could not be inspected throughout its entire length.

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

As we understand it, the fuel oil storage tank is approximately thirty years old. We suggest that it be eliminated and provisions be made for above ground fuel storage.

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

The building is equipped with a fire alarm system. Exactly how well it is functioning could not be determined as part of the inspection.

The alarm panel was inspected in August of 2016, no violations were noted at that time. Inspection in the near term should be planned for.

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

We recommend that you have a radon air test conducted to determine whether high levels of radon are present in this building.

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

5.12 General

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

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

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

As noted above, there has been some deterioration of the concrete entry platforms at some of the exterior doors. Repair should be planned for.

The installation of platforms for the remaining exterior doors is recommended.

The shed structure appears to be serviceable at this time.

There are two benches located near the playground equipment. These appear to be serviceable condition.

In the spring, proper regrading to eliminate low areas around the building and ground sloping toward the building is needed.

Since the ground was partially snow covered, the condition of the driveway, walks, etc. could not be fully determined.

5.13 Accessibility

At the present time, the building is not fully ADA compliant.

6.0 Conclusion

In summary, we consider this property to be in average condition when compared to others of similar age and construction type. While there is work to do, most of it is maintenance related and, thus, is common for most buildings.

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

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

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

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

Sincerely,

Richard Lalancette
Board Certified Building Inspection Engineer

RL/ss
Enclosures

7.0 Cost Data

7.1 Estimating Issues and Assumptions

Before reviewing the cost estimates, which follow, it is important to consider factors, which will affect the bid prices you will receive for the work we have suggested. The following factors can significantly affect the quotations and cause them to vary from our estimates:

- Labor rates and work crew size.
- Season of year.
- Size of the project.
- Quality of the materials used.
- Length of project schedule.
- Formality of your request for quotation (verbal/written, etc.).

Other points to keep in mind when studying the cost estimates are:

- Not all areas were available/accessible for inspection so assumptions were made in some cases. In others, we suggest further investigation to get a more meaningful estimate.
- The cost of engineering design and building permit fees are not included.
- All estimates are in 2018 dollars, adjustments will have to be made to future year prices for inflation.
- Unit prices were obtained from RS Means Commercial Renovation Costs, 38th edition, RS Means Cost Books Online, and our general knowledge of the construction industry in this area.

Finally, please note that the repair/replacement reserve does **not** include typical annual maintenance items. Our assumption is that you already have an annual operating budget that provides for these typical, repetitive items. This includes miscellaneous repairs, lawn and grounds maintenance, routine minor painting, etc. We have focused on those significant non-annual items for which some financial planning is important.

7.2 Capital Needs Projection

The following is a projected fund analysis for non-annual items as discussed in this report.

- A table, which lists anticipated replacement/repair items, complete with estimated remaining life expectancies, projected costs of repair/replacement and frequency in years of when these items require repair/replacement.

- A table, which lists the annual expense listing per year with subtotals of anticipated repair/replacement, costs for each of the twenty years. This table also presents these per year repair/replacement costs as adjusted for an assumed rate of inflation.

7.3 Repair/Replacement Cost Data and Capital Needs Projection

Repair/Replacement

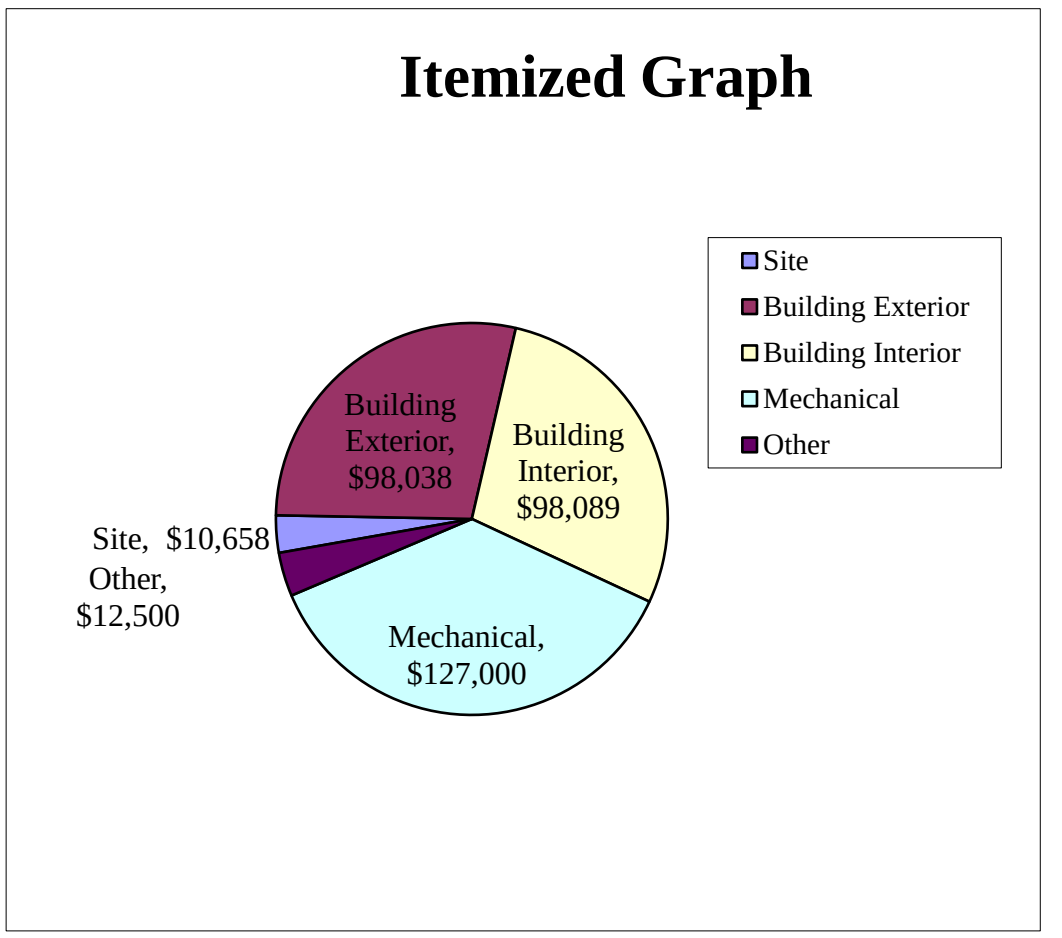
Description	Average EUL	EFF Age	Rem UL	Quantity	Unit	Cost/ Unit	Total Cost	
Site								
Gravel parking and driveway grading	15	12	3	22000	sf	0.20	$ 4,400.00	Regrade
Pedestrian paving/ asphalt	25	20	5	210	sf	2.75	$ 577.50	Front entry
Repair/ install entry platforms	50	45	5	10	ea	120.00	$ 1,200.00	Exterior doors
Grading	50	49	1	1	lot	1,500.00	$ 1,500.00	Adjacent to building
Improvements- Sheds	20	10	10	1	ea	750.00	$ 750.00	
Improvements-Benches	12	6	6	2	ea	1,115.00	$ 2,230.00	
Building Exterior/ Architectural								
Exterior siding (wood scrape and paint)	7	6	1	3973	sf	2.00	$ 7,946.00	
Exterior siding (vinyl)	25	10	15	2462	sf	3.50	$ 8,617.00	
Trim and siding repair	15	14	1	1	ls	3,000.00	$ 3,000.00	
Possible structural repair	30	29	1	1	ls	2,500.00	$ 2,500.00	
Exterior doors	25	20	5	11	ea	430.00	$ 4,730.00	
Windows (old)	35	31	4	29	ea	730.00	$ 21,170.00	
Windows (new)	35	31	4	25	ea	900.00	$ 22,500.00	
Building mounted lighting	12	6	6	9	ea	300.00	$ 2,700.00	
Roof covering (asphalt)	25	9	16	3750	sf	4.50	$ 16,875.00	
Roof covering (metal)	40	15	25	1	ls	3,000.00	$ 3,000.00	Repair only
Chimney (metal)	50	31	19	1	ea	2,500.00	$ 2,500.00	
Chimney (masonry)	50	31	19	1	ea	2,500.00	$ 2,500.00	Lining only
Building Interior								
Flooring vinyl	15	5	10	9345	sf	3.65	$ 34,109.25	10%/ yr start yr 10
Classroom cabinets/countertops/old	40	38	2	3	ea	1,500.00	$ 4,500.00	
Classroom cabinets/countertops/new	40	31	9	3	ea	1,500.00	$ 4,500.00	
Sinks	20	18	2	8	ea	1,085.00	$ 8,680.00	
Suspended ceilings	15	5	10	8200	sf	2.00	$ 16,400.00	10%/ yr start yr 10
Lighting	30	10	20	1	ls			
Refrigerator	10	5	5	1	ea	975.00	$ 975.00	
Range/Stove	15	10	5	1	ea	550.00	$ 550.00	
Dishwasher	12	7	5	1	ea	6,575.00	$ 6,575.00	
Bath vent	10	1	9	5	ea	250.00	$ 1,250.00	
Bath accessories	10	1	9	5	ea	250.00	$ 1,250.00	
Bath fixtures (toilets)	40	31	9	5	ea	850.00	$ 4,250.00	
Interior doors	30	15	15	34	ea	275.00	$ 9,350.00	
Smoke/fire detectors	10	5	5	38	ea	150.00	$ 5,700.00	
Mechanical								
Oil Furnace	20	17	3	5	ea	7,500.00	$ 37,500.00	
Electrical switchgear	60	31	29	1	lot			
Air handlers	20	17	3	3	ea	6,500.00	$ 19,500.00	
Emergency lighting	10	2	8	20	ea	300.00	$ 6,000.00	
Temperature controls	15	12	3	3	ea	175.00	$ 525.00	
Fuel storage (UST)	25	25	0	1	ea	23,400.00	$ 23,400.00	Replacement
Fuel storage (new)	25	0	25	4	ea			With UST
Fuel storage (transfer pump)	25	25	0	1	ea			With UST
Water heater (gas)	15	2	13	1	ea	1,825.00	$ 1,825.00	
Hot and cold water distribution	60	31	29	1	lot			
Sanitary waste and vent Risers	60	31	29	1	lot			
Onsite waste system	60	31	29	1	ea			
Well pump	12	5	7	1	ea	7,075.00	$ 7,075.00	
Water treatment	15	11	4	1	ea	1,275.00	$ 1,275.00	
Pressure tanks	15	11	4	2	ea	900.00	$ 1,800.00	
UV filter	15	11	4	2	ea	2,600.00	$ 5,200.00	
Sediment filter	15	11	4	2	ea	350.00	$ 700.00	
Emergency generator	25	9	16	1	ea	22,200.00	$ 22,200.00	
Other								
Alarm central panel	15	8	7	1	ea	12,500.00	$ 12,500.00	

Inflation Factor

Description	Base	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total
(Inflation Factor)	Cost	1.0000	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	1.2801	1.3121	1.3449	1.3785	1.4130	1.4483	1.4845	1.5216	1.5597	1.5987	
(Term Year)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Site																						
Gravel parking and driveway grading	4,400				4,738															6,863		$ 11,601.04
Pedestrian paving/ asphalt	578						653															$ 653.38
Repair/ install entry platforms	1,200						1,358															$ 1,357.68
Grading	1,500		1,538																			$ 1,537.50
Improvements- Sheds	750											960										$ 960.08
Improvements-Benches	2,230							2,586												3,478		$ 6,064.26
Building Exterior/ Architectural																						
Exterior siding (wood scrape and paint)	7,946	7,946							9,445							11,228						$ 28,619.11
Exterior siding (vinyl)	8,617																12,480					$ 12,480.00
Trim and siding repair	3,000	3,000															4,345					$ 7,344.90
Possible structural repair	2,500	2,500																				$ 2,500.00
Exterior doors	4,730						5,352															$ 5,351.52
Windows (old)	21,170					23,367																$ 23,367.45
Windows (new)	22,500					24,836																$ 24,835.50
Building mounted lighting	2,700							3,131												4,211		$ 7,342.38
Roof covering (asphalt)	16,875																	25,051				$ 25,050.94
Roof covering (metal)	3,000	3,000																				$ 3,000.00
Chimney (metal)	2,500																				3,997	$ 3,996.75
Chimney (masonry)	2,500																				3,997	$ 3,996.75
Building Interior																						
Flooring vinyl	34,109											43,663										$ 43,663.25
Classroom cabinets/countertops/old	4,500			4,728																		$ 4,727.70
Classroom cabinets/countertops/new	4,500										5,620											$ 5,620.05
Sinks	8,680			9,119																		$ 9,119.21
Suspended ceilings	16,400											20,994										$ 20,993.64
Lighting	-	-																				$ -
Refrigerator	975						1,103										1,412					$ 2,515.21
Range/Stove	550						622															$ 622.27
Dishwasher	6,575						7,439												10,005			$ 17,443.48
Bath vent	1,250										1,561										1,998	$ 3,559.50
Bath accessories	1,250										1,561										1,998	$ 3,559.50
Bath fixtures (toilets)	4,250										5,308											$ 5,307.83
Interior doors	9,350																13,542					$ 13,541.61
Smoke/fire detectors	5,700						6,449										8,255					$ 14,704.29
Mechanical																						
Oil Furnace	37,500				40,384																	$ 40,383.75
Electrical switchgear	-	-																				$ -
Air handlers	19,500				21,000																	$ 20,999.55
Emergency lighting	6,000									7,310										9,358		$ 16,668.60
Temperature controls	525				565															819		$ 1,384.22
Fuel storage (UST)	23,400	23,400																				$ 23,400.00
Fuel storage (new)	-	-																				$ -
Fuel storage (transfer pump)	-	-																				$ -
Water heater (gas)	1,825														2,516							$ 2,515.76
Hot and cold water distribution	-	-																				$ -
Sanitary waste and vent Risers	-	-																				$ -
Onsite waste system	-	-																				$ -
Well pump	7,075								8,410												11,311	$ 19,720.86
Water treatment	1,275					1,407															2,038	$ 3,445.69
Pressure tanks	1,800					1,987															2,878	$ 4,864.50
UV filter	5,200					5,740															8,313	$ 14,053.00
Sediment filter	700					773															1,119	$ 1,891.75
Emergency generator	22,200																	32,956				$ 32,955.90
Other																						
Alarm central panel	12,500								14,859													$ 14,858.75
Total	346,285	**39,846**	**1,538**	**13,847**	**66,687**	**58,110**	**22,976**	**5,717**	**32,714**	**7,310**	**14,050**	**65,617**	**-**	**-**	**2,516**	**11,228**	**40,034**	**58,007**	**10,005**	**24,729**	**37,649**	**$ 512,579.08**
Reserve Fund Projection																						
Beginning Reserve Fund Balance:			$ (39,846)	$ (41,384)	$ (55,230)	$ (121,917)	$ (180,027)	$ (203,003)	$ (208,720)	$ (241,434)	$ (248,745)	$ (262,795)	$ (328,412)	$ (328,412)	$ (328,412)	$ (330,928)	$ (342,155)	$ (382,189)	$ (440,196)	$ (450,201)	$ (474,930)	
Annual Contribution:			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Capital Expenditures:		$ 39,846	$ 1,538	$ 13,847	$ 66,687	$ 58,110	$ 22,976	$ 5,717	$ 32,714	$ 7,310	$ 14,050	$ 65,617	$ -	$ -	$ 2,516	$ 11,228	$ 40,034	$ 58,007	$ 10,005	$ 24,729	$ 37,649	
Ending Reserve Balance:		**$ (39,846)**	**$ (41,384)**	**$ (55,230)**	**$ (121,917)**	**$ (180,027)**	**$ (203,003)**	**$ (208,720)**	**$ (241,434)**	**$ (248,745)**	**$ (262,795)**	**$ (328,412)**	**$ (328,412)**	**$ (328,412)**	**$ (330,928)**	**$ (342,155)**	**$ (382,189)**	**$ (440,196)**	**$ (450,201)**	**$ (474,930)**	**$ (512,579)**	

Itemized Graph

Categories		Totals
Site	$	10,658
Building Exterior	$	98,038
Building Interior	$	98,089
Mechanical	$	127,000
Other	$	12,500
Total	**$**	**346,285**



8.0 Photo Log

	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 116 ***Description*:** Front of building		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 117 ***Description*:** Gravel driveway to building
	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 118 ***Description*:** Left front of building		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 119 ***Description*:** Generator

CRITERIUM
LALANCETTE ENGINEERS

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 120

Description:
Left rear of building

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 121

Description:
Signage

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 122

Description:
Exit driveway from property

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 124

Description:
Generator name plate

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 125

***Description*:**
Well at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 126

***Description*:**
Right side of multi-purpose room

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 127

***Description*:**
Playground equipment

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 128

***Description*:**
Small shed

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 129

***Description*:**
Front entry and handicapped parking

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 130

***Description*:**
Front entry walk

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 131

***Description*:**
Typical building mounted lighting

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 132

***Description*:**
Typical building mounted lighting

CRITERIUM
LALANCETTE ENGINEERS

	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 133 ***Description*:** Storm basin at rear courtyard		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 134 ***Description*:** Underground fuel storage tank
	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 135 ***Description*:** Septic components at front of building		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 136 ***Description*:** Soffit repair needed

CRITERIUM
LALANCETTE ENGINEERS

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 137

Description:
Soffit repair needed

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 138

Description:
Soffit repair needed

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 139

Description:
Fogged thermal pane window

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 141

Description:
Rot in soffit fascia trim

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 142

Description:
Rot in lower siding at front of building

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 143

Description:
Soffit repair needed

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 144

Description:
Damaged vinyl siding

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 145

Description:
Damaged door threshold at left front of building

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 146

***Description*:**
Deteriorated concrete platform at left front of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 147

***Description*:**
Loose siding at left side of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 148

***Description*:**
Loose soffit trim at left side of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 149

***Description*:**
Damaged siding at left side of building

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 150

***Description*:**
Electric service to building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 151

***Description*:**
Remote alarm annunciator

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 152

***Description*:**
Damaged siding

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 153

***Description*:**
Damaged vinyl siding

CRITERIUM LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 154

***Description*:**
Damaged vinyl siding

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 155

***Description*:**
Damaged vinyl siding

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 156

***Description*:**
Deteriorated entry platform at door to old furnace room

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 157

***Description*:**
Damaged soffit trim at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 158

***Description*:**
Rot in lower siding at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 159

***Description*:**
Rot in lower siding at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 160

***Description*:**
Rot in lower siding at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 161

***Description*:**
Rot in lower siding at rear of building

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 162

***Description*:**
Rot in lower siding at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 163

***Description*:**
Rot in lower siding at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 164

***Description*:**
Rot in soffit fascia trim

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 165

***Description*:**
Rot in lower siding at rear of building

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 166

***Description*:**
Deteriorated exterior door

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 167

***Description*:**
Deteriorated louvre at rear of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 168

***Description*:**
Deteriorated exterior door

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 169

***Description*:**
Deteriorated exterior door

	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 170 ***Description*:** Deteriorated exterior door		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 171 ***Description*:** Damaged siding and trim
	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 172 ***Description*:** Damaged siding		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 173 ***Description*:** Roof surface

CRITERIUM LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 174

***Description*:**
Roof surface

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 175

***Description*:**
Damaged roof surface at front entry

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 176

***Description*:**
Damaged roof surface at front entry

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 177

***Description*:**
Raised fasteners at left rear roof surface

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 178

***Description*:**
Raised fasteners at left rear roof surface

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 179

***Description*:**
Damaged roof at rear valley

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 180

***Description*:**
Brick chimney above roof

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 181

***Description*:**
Metal chimney above roof and heat recovery ventilators

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 182

***Description*:**
Heat recovery ventilator

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 183

***Description*:**
Heat recovery ventilator

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 184

***Description*:**
Asphalt shingle roof surfacing

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 185

***Description*:**
Asphalt shingle roof surfacing.

	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 186 ***Description*:** Furnace for original portion of building		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 187 ***Description*:** Gas-fired water heater
	***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 188 ***Description*:** Water treatment system		***Location*:** 347 Depot St Jamaica, VT ***Photo Taken By*:** Richard Lalancette, P.E. ***IMG*:** 189 ***Description*:** Water pumping equipment

CRITERIUM LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 190

***Description*:**
Sediment filters and ultra violet filters

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 191

***Description*:**
Fused main switch for original portion of building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 192

***Description*:**
Deteriorated flue pipe for furnace serving original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 193

***Description*:**
Circulating pump for circulated hot water system / not operating

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 194

***Description*:**
Underground storage tank fuel gauge

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 195

***Description*:**
Fuel transfer pump

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 196

***Description*:**
Deteriorated ceiling in new furnace room

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 197

***Description*:**
Deteriorated ceiling in new furnace room

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 198

***Description*:**
Electric panel for addition in janitor's closet

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 199

***Description*:**
Kitchen

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 200

***Description*:**
Kitchen cabinets

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 201

***Description*:**
Kitchen range

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 202

Description:
Kitchen refrigerator

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 203

Description:
Storage room off multi-purpose room and damaged sheetrock

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 204

Description:
Typical classroom

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 205

Description:
Typical classroom cabinetry in wing

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 206

***Description*:**
Typical toilet in classroom

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 207

***Description*:**
Right front hall

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 208

***Description*:**
Right front hall

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 209

***Description*:**
Typical classroom and cabinetry

CRITERIUM
LALANCETTE ENGINEERS

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 210

***Description*:**
Typical toilet in classroom

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 211

***Description*:**
Cabinetry in older classroom

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 212

***Description*:**
Cabinetry in older classroom

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 213

***Description*:**
Older classroom

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 214

Description:
Hallway girl's room

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 215

Description:
Attic space

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 216

Description:
Attic space

Location:
347 Depot St
Jamaica, VT

Photo Taken By:
Richard Lalancette, P.E.

IMG: 217

Description:
Attic space

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 218

***Description*:**
Attic space with trusses

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 219

***Description*:**
Attic space over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 220

***Description*:**
Attic space over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 221

***Description*:**
Attic over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 222

***Description*:**
Attic over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 223

***Description*:**
Attic over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 224

***Description*:**
Attic over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 225

***Description*:**
Attic over original building

***Location*:**
347 Depot St
Jamaica, VT

***Photo Taken By*:**
Richard Lalancette, P.E.

***IMG*:** 228

***Description*:**
Attic over original building

9.0 Inspection Check Sheets & Authorization to Proceed

INSPECTION CHECK LIST

Date: 3/26/2018 Job #: 18-39226.10 Weather: FAIR 28°F

Inspected by: Richard Lalancette, P.E. Present: LAURA HAZARD, SSAND

For: Windham Central Supervisory Union
Attn: Ms. Laurie Garland
1219 VT Route 30
Townshend VT 05353

Location: Jamaica Village School
347 Depot St
Jamaica, VT 05343

A/S ROOF 2009

BOX IS LOCKED

I. OUTSIDE

MOST NOT VISIBLE

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

T1-11 SIDING @ RF 11'4 / T1-11 SIDING LF & FRONT ENTRY / VINYL SIDING LOF FRONT ENTRY & LF
DAMAGED SOFFIT TRIM @ RF / ROT IN SOFFIT FASCIA @ LF / DAMAGED VINYL SIDING @ LF
DAMAGED SOFFIT TRIM @ FRONT / DAMAGED T1-11 FRONT ENTRY / LEFT SIDE VINYL SIDING
FOGGED PANES @ FRONT / DAMAGED SOFFIT FRONT ENTRY / DAMAGED SILL LF DOOR # 2
SOFFIT COMPOSITE @ FRONT / DAMAGED SIDING LEFT OF FRONT ENTRY / DAMAGED ENTRY LF DOOR # 2 3-3 X 4-6

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

1. Finished/ insulated? __ Full? ✓ Part? __ Walls __ Ceilings __ Sill Pockets __ Other: ____ Hand Rail at stair; Y/N NA
2. Walls: Concrete ✓ Block __ Stone __ Others ____ Good ✓ Fair __ Poor __; Cracks/ Mvmt: Yes NV No __
3. Evidence of Moisture-Seepage Penetration: Yes __ No __ NV __; WS on Walls __ Floor __ Wood __ at bulkhead; ____
4. Floor: Concrete ✓ Dirt __ Other ____; Good __ Fair __ Poor __; Cracks __ Badly Cracked __ NV ____
5. Termites/ Insects/Sill Rot: None apparent __ Evidences of : ____
6. Framing: Platform ✓ Balloon __ Post and Beam __ Log __ Other: ____ Floor Joist span wall to wall? (BLD)
6. Columns: Steel __ Temp Steel __ Wood __ Block/Brick __ Chimney Corbel __ Other ____ None __ Bearing Wall ✓ Few Visible __ Not Visible __ Condition: Good __ Fair __ Poor __; Secure to Girder? __ Other: ____
7. Girders: Steel __ Wood __ None/Bearing Wall __ (Not) (Part) Visible __; Condition: Good __ Fair __ Poor __
8. Floor Joints: Size & Spacing N/A ;(Not) (Few) Visible __; Condition: Good __ Fair __ Poor __ (WRS)
9. Heating System: Oil ✓ Gas __ Electric __; Hot Water ✓ Steam __ Hot Air ✓ Make THERMOPRIDE Age? 0' Net IBR? 312.5K
Operating Normal? ✓ Last Serviced? 2015? # of Zones? —; # of Circulator —; # of ZV —; SS? Y; Relief Valve Vert? —; Extension? —
Back flow preventer? — Direct Vent? N; Filters? Y LWCO — Auto? — Man? __ Heating Unit Ventilation: Good ✓ Fair __ Poor __
Other? SIGNIFICANT CORROSION @ FURNACE
10. Central Air System Make: NONE Tons: __ Age: __ Condenser Location ____ Operating: Yes __ No __ Ductwork Insulated: Yes ✓ No __
11. Hot Water System: Instant.w/Heating System __ Tankless __ Indirect __ Gas __ Elec. ✓ Oil __ Make BRDC 2016 Gals: 40 Relief ✓ Ext ✓
12. Plumbing: Copper ✓ PEX __ Brass __ Galv. Iron __; Condition G __ F __ P __ Repair Indicated: Yes ____ No __
13. DWV material: PVC ✓ ABS __ Iron __ CI __ CU __ Lead __; Condition G __ F __ P __ Repair Indicated: Yes ____ No __
14. Electric: Panel Location RF HALL / LR HALL Main: Yes ✓ No ✓ Amperes 200/100 Circuits NA Voltage: 120/240 ✓ 120 __; Breakers ✓ Fuses __
AL SE ✓ CU SE __ Pointed Screws N Openings N Double Tapped Breakers N Circuits over fused N Al branch Circuits N
Wiring is: Adequate ✓ Just Adequate __ Inadequate __ Other: ____

OLD BOILER ROOM / PAST WORK CUT / CIRCULATOR FOR HW SYSTEM / NEO / LEACH HU 156K WATTS
FURNACE THERMOPRIDE ? / NEW FURNACE ROOM / 2000 HAS SS / VENTS
312,500 KWATT 2001 / UST GAGE / SLAB CONST
LAST TAG 2010 HAS SS / FILTERS / FOOT PRESSURE PUMP / WOOD IS AT RUN
FRESH AIR EXCHANGER GRUNDFOS / 4 THERMOPRIDE UNITS / LOCATED @ CLG

III. ATTIC AREA (Access Location: ____)

1. Roof Rafters: Size/Spacing TRUSS/24 Truss TRUSS Floor Joists: Size/Spacing VARIOUS Comments:
2. Insulation: Floor 12" CELL Roof CELLOTEX / Not Visible __; Good __ Adeq __ Inadeq ✓ 3.Flooring: Yes __ No __ Partial ✓
4. Ventilation: Ridge ✓ Soffit ✓ Gable ✓ Roof ✓ None __ Propavent: Yes ✓ No __ Adequate: Yes __ No __
5. Access: Serviceable ✓ Poor __ None __; 6. Windows: No O 7. Roof leaks: None apparent ✓ Evidence of ____

TRUSS ROOF COMMON INSULATION

IV. REMARKS AND SUGGESTIONS

LOOSE SIDING LEFT SIDE / DAMAGED SIDING @ LR
LOOSE SOFFIT TRIM LEFT SIDE / CONC. ENTRY ROOF & ROOF
DAMAGED SIDING LEFT SIDE / 2-6 X 8-6
? ROOM ANNUNCIATOR LR / BOILER ROOM DOOR POOR
CONC ENTRY LR DOOR #1 / LOOSE SOFFIT BY BOILER ROOM
10 X 5-9 DAMAGED / DAMAGED T1-11 RONE COM?

V. OTHER

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

GABLE / SOFFIT / TURBINE VENTS
2 PRESSURE TANK 2 SEDIMENT FILTER
2 UV FILTER CHLORINATION SYSTEM
WATER SYSTEM 2007

LOWER ROOF OUTSIDE SIDING @ FRONT ENTRY

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 3/26/2018 | Job #: 18-39226.10/Windham Central Supervisory Union | Engineer: Richard Lalancette, P.E. |

Water on ________ Water off ________

ROOM: KITCHEN

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

ADD A PANEL @ JANITOR CLOSET FLOOR DRAIN ... FLUSH/CLEAN OK

14. Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: MPR ROOM

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

DAMAGED GRILL

14. Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: MPR CLOSET

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

SPRINKLER [illegible]
SR WALL [illegible]

14. Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 3/26/2018 Job #: 18-39226.10/Windham Central Supervisory Union Engineer: Richard Lalancette, P.E. Page 3 of ___

Water on _____ Water off _____

ROOM: Room 1

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: Room 6 w/ Restroom

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: Hall w/ 2 Rest Rooms

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 3/26/2018 **Job #: 18-39226.10/Windham Central Supervisory Union** **Engineer: Richard Lalancette, P.E.** Page 4 of ____

Water on ________ Water off ________

ROOM: ROOM 5 / w/ BATH

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

FORCED TRANES

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: PRINCIPALS OFFICE

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

ALARM PANEL ROSP AUG 2016 NO VOL

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: OFFICE

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

FORCED TRANES

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM-BY-ROOM INSPECTION CHECK LIST

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Water on _____ Water off _____

ROOM: ENTRY @ LF HALL

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: UPST HALL

1. Ceiling: Plaster ✓ Sheetrock ✓ Other ____ Papered ____ Painted ✓
   Cracked: Yes ✓ No ~~✓~~ ; Evidence of Leak: NO Leak on Wall ____ Ceiling ____ Investigate ____
2. Walls: Plaster ✓ Sheetrock ✓ Tile ____ Other ____ Papered ____ Painted ✓
3. Windows: No. 0 ; Weatherstripped: Yes ____ No ____ ; Cords Broken: Yes ____ Adeq. Egress ____
4. Electric outlets: Number 2E ; SPOT ON
5. Floor: Wood ____ Tile ____ Vinyl TILE Carpet ____ Condition: Good ✓ Fair ____ Poor ____ ; Slope: ~~Yes~~ NO
6. Trim: Wood ✓ Tile WOOD Steel ____ Condition: Good ✓ Fair ____ Poor ____ ; ____
7. Hardware (locks, knobs, etc.,): Condition: Good ____ Serviceable ✓ Poor ____ ; ____
8. Heating Number 0 ; Radiators ____ Convectors ____ Grills ____ Baseboard ____ Rad. H't'g ____ Pipe Riser ____
9. Doors: Exter. 0 Weatherstripped: Yes ____ No ____ Cond.: Good ____ Fair ____ Poor ____ ; Need Adj./Repair: Yes ____
   Interior 11 Condition: Good ✓ Fair ____ Poor ____ ; Need Adj./Repair: ~~Yes~~ NO
10. Plumbing fixtures: Yes ____ No ✓ ; Good ____ Operating ____ Poor ____ Faucet Leak: Yes ____
    Pressure: Normal ____ Below Normal ____ ;Grouting needed at Tub/Shower Tile: Yes ____
12. Cabinets: Kitchen ____ Medicine ____ None ✓
12. Stove ____ (Gas ____ Elec. ____); Refrigerator ____ None ✓ ; Good ____ Operating ____ Old ____
13. Fireplace: Yes ____ No ✓ ; Not Tested ____ ; Appears: Serviceable ____ ; Poor ____ Repair Damper: Yes ____

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: ROOM 4

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 3/26/2018 Job #: 18-39226.10/Windham Central Supervisory Union Engineer: Richard Lalancette, P.E. Page 6 of ____

Water on _____ Water off _____

ROOM: Room 2

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: Room 1

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

14 Carbon monoxide detectors: Yes 3 No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: LIBRARY

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM-BY-ROOM INSPECTION CHECK LIST

Date: 3/26/2018 | Job #: 18-39226.10/Windham Central Supervisory Union | Engineer: Richard Lalancette, P.E. | Page 7 of ____

Water on _____ Water off _____

ROOM: GIRLS ROOM

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: BOYS ROOM

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

ROOM: ROOM 3

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

14 Carbon monoxide detectors: Yes ____ No ____ Operating ____ Yes ____ No ____ Not all ____

SUPPLEMENTAL INSPECTION CHECK LIST

Date: 3/26/2018 **Job #: 18-39226.10/Windham Central Supervisory Union** **Engineer: Richard Lalancette, P.E.**

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

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

3. Access:
   3.1 Inaccessible crawl spaces: Yes ____ No ✓ Partial ____
   3.2 Inaccessible attic spaces: Yes ✓ No ____ Partial ____
   3.3 Evidence of rot or other problems in inaccessible areas?
   Yes ____ No ____ Uncertain ✓
   3.4 Recommend further investigation: Yes ____ No ✓

   ATTIC HATCH STORAGE OFF MPR
   ATTIC HATCH RF HALL
   ATTIC HATCH LF HALL
   REMOTE ATTICS
   ATTIC OVER MPR
   LOWER PART BLDGS W/ SLOPE

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

   PANEL @ OLD BOILER ROOM
   100A FUSED MAIN
   100A PANEL 26 C

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

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

7. Chimneys:
   7.1 Number 2 Type: Block ____ Brick 1 Other 1 METAL — LEFT - BRICK - HAS CAP
   7.2 Use: Oil ✓ Gas ____ Wood ____ Coal ____
   7.3 Multiple use of single chimney: No ✓ Yes ____ Not visible ____
   7.4 Multi-flue chimney: Yes ____ No ✓ No. of flues ____
   7.5 General condition: Good ✓ Fair ____ Poor ____ RIGHT - METAL
   7.6 Chimneys lined: All ✓ None ____ Partial ____ Not visible ____
   7.7 Chimney caps: Yes ✓ No ____

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

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

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

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

12. Other comments:
   REAR CORNER T1-11 — LOOSE TRIM @ RR — SEVERAL ROTTEN THRU RF
   ROT IN SOFFIT FASCIA REAR CORNER — R SIDE DOOR #6 REAR — ROOF @ SKIRT DAMAGED/PATCHED
   RR 1ST T1-11 — " " " 5 " — RAISED FASTENERS @ LL
   RR DOOR #7 REAR — " " " 4 " — A/S ROOF CORNER
   ROT IN LOWER SIDING @ RR — DAMAGED SIDING/TRIM @ R SIDE / DAMAGED ROOF REAR STOOP

2-AHU @ REAR

SUPPLEMENTAL II INSPECTION CHECK LIST

Date: 3/26/2018 **Job #:** 18-39226.10/Windham Central Supervisory Union **Engineer:** Richard Lalancette, P.E.

1. Describe Project Location: SCHOOL AppendMap: ____
2. Total no. buildings 1 No. units N/A H'cap ____ 4 br ____ 3 br ____ 2 br ____ 1 br ____
3. Type of project: Family housing ____ Elderly Housing ____ Other SCHOOL
4. Site Utilities: Water: Municipal ____ On site ✓ Sewer: Municipal ____ On site ✓
   Describe system/Equipment ____

5. Site Access from what street(s): DEPOT ST Surface Type Condition: G __ F __ P __
6. Parking Areas: Surface Type: GRAVEL Condition: G __ F __ P __ No. Vehicles: ____
   Curbs: N/A Marking: ____ Drains: ____ No. Designated H'cap: ____ Van Accessible: ____
7. Sidewalks/Walkways: Surfacing type: ASPHALT Condition: G __ F __ P __
8. Site Drainage: Describe SHEET FLOW GENERALLY EAST & WEST Condition: G __ F __ P __
   Maintenance Needed: ____
9. Site Lighting: Freestanding NONE No. ____ Condition: G __ F __ P __ Location: ____
   Building mounted: 9 No. ____ Condition: G __ F __ P __ Location: ____
10. Project Signage: Describe Location SE CORNER Size: ____ Condition: G __ F __ P __
12. Fencing: Describe type NONE Linear feet ____ Condition: G __ F __ P __
12. Mailboxes: Describe NONE Accessible: ____ Access Route: ____ Condition: G __ F __ P __
13. Playground Equip: Describe N WEST Accessible Route ____ Condition: G __ F __ P __
14. Dumpsters: Location NONE Pad: G __ F __ P __ Enclosure: G __ F __ P __
15. Other Amenities: Describe ____
16. Accessible Routes: Describe ____
    Deficiencies ____
17. Personnel interviewed: ____ Date: ____
18. Date of last rehab: ____ Improvements/Replacements: ____

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

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

NORTHSIDE OF DEPOT ST - FRONT FACES EAST - CORNER W/ WOODED RD TO WEST
2 DRIVES FROM DEPOT ST
DRIVEWAYS AND PARKING ARE GRAVEL
KOHLER GAS FIRED GENERATOR @ SW CORNER 2009 33KVA
PARKING AREA EAST SIDE ACCOMODATES ≈ 20 VEHICLES
DRIVEWAY WEST SIDE
SEPTIC COMPONENT WEST SIDE? WEST SIDE BY WALK?
GROUND IS SEED COVERED
SMALL SHED NE CORNER — BLDG MOUNTED EAST |||| 4
PLAYGROUND N/S OF SITE 2 BENCHES — SOUTH - 0
AREA DRAIN @ WEST COURTYARD — WEST - 5 (tally) 5
ATRIUM UST WEST COURTYARD — NORTH - 0
WINDOW — EAST - 12
E. PARKING 60 x 130 — SOUTH - 29
DRIVE @ S 28 x 400 — WEST - (tally) 14
PARKING/DRIVE @ W 30 x 100 — NORTH - 0
FEED DOOR — EAST - 1
PAVED WALK 42 x 5 — SOUTH - 1
WEST - (tally) 6
- A/S ROOF 2009 — NORTH - |||
- NORTH SIDE SIDING (INSTALLED) 2 YRS
- INSULATION BLOWN IN 2008
- SEPTIC PUMPED ANNUALLY
- PROPANE TANK 2009
- ESTIMATE DIG TANK INSTALL A/G TANKS $10,500
+ $1,900 EXCAVATE

CRITERIUM® LALANCETTE ENGINEERS

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230 N Main St Ste 4
Rutland, VT 05701-2416
TEL 802 747-4535 / FAX 802 775-2307
www.criterium-lalancette.com

Client Authorization and Retainer Invoice

DATE: February 23, 2018

FOR: Windham Cental Supervisory Union

RE: Capital Needs Assessments

Site	Fee	Retainer	50% Draft Report
Jamaica Village School Jamaica, VT	$2,280.00	$1,140.00	$1,140.00

I hereby authorize Criterium-Lalancette Engineers to undertake the engineering services assignment(s) as described in the accompanying proposal dated February 23, 2018 for the property noted above and guarantee payment of all fees and expenses when invoiced. I further agree to make payment for the services rendered in accordance with the attached Standard Terms and Conditions of Criterium-Lalancette Engineers or as otherwise stated. I have read and understand the attached description of services to be provided, any noted limits on those services, and the Standard Terms and Conditions.

2-28-18
Date

Authorizing Signature

For: Windham Cental Supervisory Union

NOTE: Please return this authorization form and retainer(s) to:

Criterium-Lalancette Engineers
230 N Main St Ste 4
Rutland, VT 05701
Fax: 802-775-2307
info@criterium-lalancette.com

LICENSED PROFESSIONAL ENGINEERS AND REGISTERED ARCHITECTS

BUILDING INSPECTIONS
ANALYSIS & DIAGNOSTICS
RESERVE STUDIES
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ENVIRONMENTAL TESTING

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10.0 Project Location Map

CRITERIUM
LALANCETTE ENGINEERS

Google Maps Jamaica Village School

Imagery ©2018 Google, Map data ©2018 Google 50 ft

11.0 Professional Qualifications and Experience

Richard L. Lalancette, P.E.

Area of Expertise

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

In 1988, he founded Criterium-Lalancette Engineers. Criterium-Lalancette Engineers is one of over 50 offices of Criterium Engineers, the largest engineering group in the nation specializing in pre-purchase home and building inspections, having inspected more than 750,000 structures.

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

Qualifications

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

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

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

Education & Memberships

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

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