

# Property Condition Assessment



55 Main Street, Lenox, MA

**Inspection Date:** Sept. 14, 2020

**Prepared exclusively for:** Church on the Hill  
55 Main Street, Lenox, MA 01240  
Contact: Rev. Elizabeth Goodman, Pastor  
Phone: (413) 637-1001

**Inspected by:** Foresight Architects  
434 State Street, Schenectady, NY 12305  
Inspector: James Hundt, RA  
Phone: (518) 339-3158



Date of Report: Oct. 21, 2020

## **TABLE OF CONTENTS**

<b>Section 1: Executive Summary</b>	<b>1</b>
<b>Section 2: Purpose and Scope</b>	<b>3</b>
<b>Section 3: System Descriptions and Observations</b>	<b>5</b>
<b>Section 4: Document Review and Interviews</b>	<b>23</b>
<b>Section 5: Qualifications</b>	<b>24</b>
<b>Section 6: Exhibits</b>	<b>25</b>

## SECTION 1: EXECUTIVE SUMMARY

### 1.1. General Description

This is a very well-built and well-maintained building.

The most significant issue is the amount of moisture in the Basement.

Most systems were found to be in satisfactory condition.

No major structural deficiencies were noted.

The roof on the addition needs some attention.

The plumbing system was generally found to be in satisfactory condition.

The electrical system was generally found to be in satisfactory condition.

The boiler may soon reach the end of its useful life.

Localized repairs at various locations would be desirable.

The improvements suggested in this report are not unusual for a building of this age.

### 1.2. Recommendations and Opinions of Probable Costs

Summary of Immediate Repairs: The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Opinion of Probable Cost
Repoint top portion of north retaining wall	3.2	<\$3,000
Replace crushed downspout extension	3.2	<\$3,000
Clean roofs over addition with algae growth	3.4	<\$3,000
Remove plant growth from gutter on south side	3.4	<\$3,000
Remove and/or contain exposed wires in JB	3.6	<\$3,000
Provide additional exit sign to second egress	3.7	<\$3,000

Summary of Short-Term Repairs: The following table summarizes the recommendations made in this report that should be addressed within the next 2 years.

Recommendations	Report Reference	Opinion of Probable Cost
Repair ramp & replace handrail	3.2	\$7,500
Remove fuel oil tank	3.2	<\$3,000
Remove sand from back yard	3.2	<\$3,000
Have moisture tests performed on Basement slab	3.3	<\$3,000

Repaint area around main entry door	3.3	<\$3,000
Replace glass lite and putty per above	3.3	<\$3,000
Replace hardware at main entry & repaint door	3.3	<\$3,000
Repair or replace west door on north side	3.3	<\$3,000
Repaint or replace baseboards in Toilet Rooms	3.6	<\$3,000
Provide smoke or heat detectors throughout attic	3.7	<\$3,000
Sand & repaint patched walls in Basement hall	3.8	<\$3,000
Replace carpet with appropriate floor covering	3.8	\$7,500
Adjust office closet door to close properly	3.8	<\$3,000
Repair or replace Basement level interior doors	3.8	\$6,000
Remove or repaint cork bulletin boards	3.8	<\$3,000
Replace existing toilet room sink with smaller one	3.9	<\$3,000

**1.3. Standard Used**

This assessment meets the ASTM Standard for Property Condition Assessments.

## SECTION 2: PURPOSE AND SCOPE

### 2.1. Introduction

At the request of the congregation of Church on the Hill, a visual inspection of the property was performed. Our inspection was limited to identifying the existing conditions of the following readily visible building components:

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Fire Protection Systems
- Electrical System
- Air-Conditioning System
- Roofing System
- Exterior Facades
- Interior Finishes

This report provides recommendations, preliminary cost estimates and priorities for:

- Remedying major deficiencies.
- Updating aging major components, and
- Undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Probable opinions of costs are provided for recommendations expected to exceed \$3,000 to remedy. The costs are only intended to provide an order of magnitude. Contractors should be contacted for exact quotations.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use. If you are not named above and wish to use this report, we strongly urge that you retain Foresight Architects or another qualified inspection firm for an on-site review of this building and report.

This report does not provide substitute disclosure for any party. This report is copyrighted by Foresight Architects. No part may be used or reproduced in any form or by any means without prior consent of Foresight Architects. Areas obscured by furnishings were not accessible to inspection. These areas should be examined after the furnishings have been removed.

The terms “not accessible” and “inaccessible” when used in this report indicate uninspected components that may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided.

## **2.2. Inspection Authorization and Scope**

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied. Only the items specifically addressed in this report were examined.

## SECTION 3: SYSTEM DESCRIPTIONS AND OBSERVATIONS

### 3.1. Overall General Description

According to tax records, the parcel is 11,238 square feet. The property consists of a mixed-use structure with a footprint of approximately 2,831 square feet with 4,134 square feet of finished space on two levels. This was originally the site of the Lenox Library, which was housed in an octagonal building. The Congregational Society purchased the property after the library moved to the Second County Courthouse building in 1873. Construction of the Chapel was authorized by the Congregational Society in 1876, "in response to a felt need for a center for social activities." The foundation of the chapel was constructed from the brick and stone of the old library building. The Chapel was used primarily as a meeting place until the turn of the century, when it was modernized. Following this modernization, the Chapel was used for Sunday services, as the Church on the Hill meetinghouse was inadequately heated, and the congregation had become quite small. The Chapel was damaged by fire in 1930 and then restored. In the 1950's oil heat was installed at the Church on the Hill meetinghouse and services returned to that building. A Church School held in the Chapel had increased its enrollment to the point that it overflowed the building by 1968. The interior of the Chapel was remodeled at this time to accommodate the school activities. There was also some remodeling of both floors circa 1998. The most recent interior renovations (according to Town records) appear to have been done in 2013. The three classrooms in the basement appear to be an addition, the construction date of which is not known.

For the purposes of this report, the lowest level is referred to as the "Basement", the next level is the "First Floor" and the highest level is the "Attic".

For the purposes of this report, the front of the building is considered to be facing east.



East Building Elevation



North Building Elevation



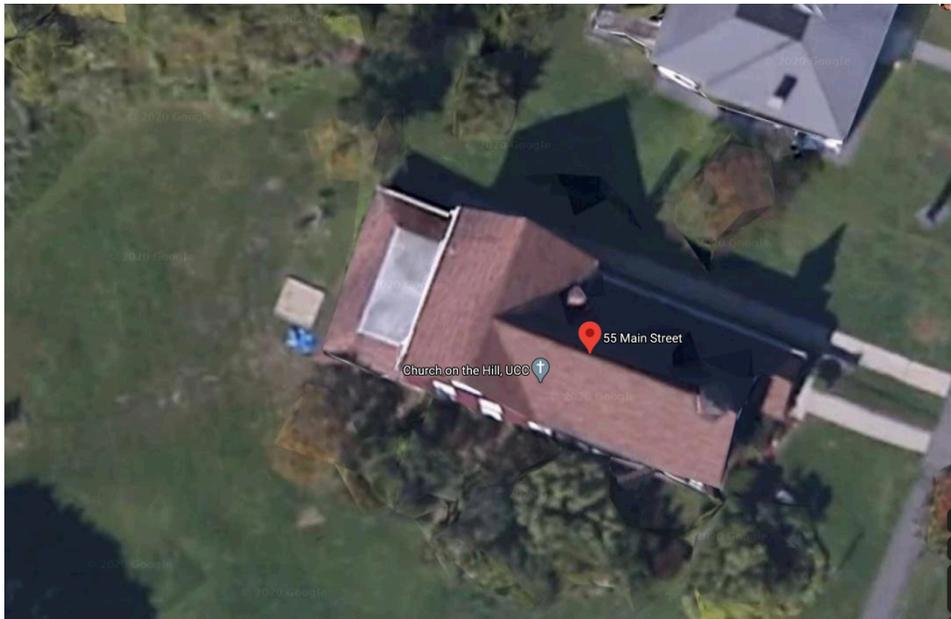
West Building Elevation



South Building Elevation

### 3.2. Site

Topography: The building is set into a slope, making both the First Floor and Basement accessible from grade. The First Floor is elevated above the public sidewalk. The grade gradually slopes down along the sides of the building to the rear. Access from grade to the Basement is by way of side doors located just before the one-story basement addition. There are bluestone retaining walls at both sides of the building entry, with the one on the north side curving toward the street. These walls are in very good condition. The one on the north side needs minor repointing at the top course.



Site

Storm Water System: Drainage from the sloped roofs is handled by gutters and downspouts. There are (3) downspouts on the north side. Two of the downspouts discharge water on grade while a third downspout is connected to a rain barrel. There is only one downspout on the south side, which terminates below grade. According to the sexton, this downspout is connected to a drywell at the rear of the building. This work was done less than ten years ago. Other than a crushed downspout extension at the northeast corner of the building, this system seems to be functioning properly and is helping keep stormwater runoff away from the building foundation.

Access and Egress: There is no vehicular access to this site – only pedestrian access.

Paving: There is an asphalt sidewalk on the north side of the building from the asphalt public sidewalk to the two side entry doors. This walkway appears to be in good condition.

Flatwork: There is a sloped, concrete sidewalk from the public sidewalk to the main entry doors. There are some broken pieces where the handrail posts penetrate the sidewalk. The transition from the sloped portion of the walkway to the level area in front of the door has a small change in elevation that does not comply with accessibility requirements.

Ramps and Handrails: The sloped sidewalk (which does not qualify as a ramp due to its pitch of greater than 1:12) has a 3-foot high wrought iron railing with pickets along one side. The railing is rusted and bent. While a guardrail is not required in this location because the grade meets the sidewalk on both sides, it is nonetheless a good idea to have some sort of railing to assist those with mobility impairments. We recommend removal of the wrought iron railing, replacement of the last slab before the landing, and the installation of a new, commercial grade handrail.

Exterior Stairways: None.

Landscaping and Appurtenances: The landscaping around the building consists primarily of lawn areas, with shrubs and other plantings along the east (front) façade and trees and shrubs along the southern border of the property. The landscaping is generally well maintained. There is an area of sand in the backyard that is most likely the remains of a sandbox for the daycare program that used to be housed in the Basement. The sand should be removed and the area reseeded. There is a granite bench in the front yard that is in good condition.

Utilities:

- Water: Water is provided by the Town of Lenox.
- Electricity: Electricity is provided by National Grid.
- Natural Gas: Natural gas is provided by Berkshire Gas.
- Fuel Oil: There is an abandoned oil tank in the basement that appears to be empty and no longer in use. According to NFPA 31 – Standard for the Installation of Oil-Burning Equipment, 7.12, "...if a tank and its related piping are abandoned for whatever reason, the tank and all piping connected to it, including the outside fill and vent piping, shall be emptied of all contents, cleaned, removed from the premises or property, and disposed of in accordance with applicable local, state, and federal rules and regulations." If there is no intention of returning the oil tank to service in the future, the oil tank should be removed as specified above.
- Sanitary Sewer: Sanitary sewer service is provided by the Town of Lenox.
- Storm Sewer: None.
- Special Utility Systems: None.

Recommendations	Costs	Time Frame
Repoint top portion of north retaining wall	<\$3,000	Immediate
Replace crushed downspout extension	<\$3,000	Immediate
Repair ramp & replace handrail	\$7,500	Short-term
Remove fuel oil tank	<\$3,000	Short-term
Remove sand from back yard	<\$3,000	Short-term

### 3.3. Structural Frame and Building Envelope

**Foundations/Walls:** The foundation walls of the original building are stone and are in good condition. The foundation walls of the addition were not visible but are presumed to be concrete masonry units covered with a cement parge. They also appeared to be in good condition.

**Floors:** The Basement level floor is concrete slab on grade in the unfinished area. It is assumed to be the same throughout. There is an excessive amount of moisture in the Basement, which may be coming from below the concrete slab, as there was no evidence of moisture infiltration from the perimeter walls. We recommend moisture testing in several areas to determine if this is a problem that needs to be addressed. The floor structure of the first floor is wood framing, with heavy timber columns and beams. There was no evidence of structural deterioration where the structure was visible nor were there any obvious issues with the performance of the floor system.

**Roof:** The roof system is wood framing with wood board decking. There were no signs of structural deterioration on any of the roofs.

**Chimneys:** There is one brick chimney on the north side of the building, which appears to be capped off. It is in good condition.

**Limitations:**

- The examination of the structural components was visual only; a design review was not undertaken.
- The evaluation of the building’s structure was limited because of the exterior finishes.
- The evaluation of the building’s structure was limited because of the interior finishes.

**Facades or Curtainwall:**

- **Sidewall System:** Almost the entire building, including the octagonal bell tower, is covered with painted wood shakes. Many of the shakes on the lower portion of the south side have recently been replaced. Additional shakes on the south side – particularly those on the gabled portion - may need replacement in the future, as they are showing some cupping and splitting. The remainder of the

shakes appear to be in good condition. The walls surrounding the front door of the building have board siding above a wood shake knee wall. The boards and trim could use repainting.



Aging Shakes on South Façade

- Glazing System: There are a variety of windows in this building. All Basement windows are vinyl single- or double-hung units with insulated glazing and triple-track combination storm/screen units. These windows all operate well and are thermally efficient. On the First Floor, the Parlor has wood windows with insulated glazing and screens; the Pastor's Office and Chapel have wood windows with single glazing and removable storm panels in wood frames; the stained glass windows in the Chapel are in a wood frame with exterior protective glazing (unvented); the hallway and toilet room have single pane wood windows with triple-track combination storm/screen units; and the entry lobby and passageway have fixed single-glazed wood windows. The double-hung windows in the Chapel are not easily operable. There is some deteriorating glazing putty that should be replaced. There is one frosted glass panel in a passageway window that should be replaced with clear glass.
- Exterior Sealants: Appear to be adequate where provided.
- Exterior Balconies: None.
- Exterior Doors: The front door is a wood panel door with divided lites in the upper half. The door is generally in good condition. For the safety of the occupants, the deadbolt should be removed, the hole patched, and the door

repainted. The existing lockset should be replaced with an exit device. A closer with hold-open and stop should also be added to this door. The (3) side doors are fiberglass doors with vision panels with insulated glazing in wood frames. These are generally in good condition. The north exit door directly from the Basement needs new door bottom weatherstripping. The frame is also showing signs of deterioration and should be patched. Closers and overhead stops are recommended for these doors as well.

- Parapets: None.

Recommendations	Costs	Time Frame
Have moisture tests performed on Basement slab	<\$3,000	Short-term
Repaint area around main entry door	<\$3,000	Short-term
Replace glass lite and putty per above	<\$3,000	Short-term
Replace hardware at main entry & repaint door	<\$3,000	Short-term
Repair or replace west door on north side	<\$3,000	Short-term

### 3.4. Roofing:

The roof is comprised of five distinct areas:



Google Image of Roofs

Area 1: This describes the sloped roof that covers the majority of the building. It consists of a steeply pitched gable roof running east-west that is intersected on the west end with another gable roof of the same pitch running north-south. Along the north side of the building, the roof pitch decreases over the passageway. This roof includes two closed valleys and appears to be in good condition. There are stains in the ceiling below the bell tower that indicate the possibility of leakage but we were told that these stains are from a leak that has been previously repaired and that there are no current leaks.

Area 2: This is the area over the front entry (approximately 7' x 12'). The pitch of this roof matches the main roof. It appears to be newer than the main roof.

Area 3: There is a flat, rolled roof over the 3-classroom addition that drains onto adjacent sloped roofs on three sides. This roof is starting to show some age and will eventually need to be recoated or replaced.

Area 4: These are the three sloped roofs adjacent to the flat roof. The portion on the north side has significant algae growth and should be cleaned to prevent further growth. The other two sides appear to be in good condition.

Area 5: The octagonal bell tower has an octagonal “witch’s hat”-shaped roof with unfinished wood shingles. These shingles appear to be in reasonably good condition.

Drainage: Portions of the roof are provided with gutters that appear to have some kind of cover on them. There is plant growth in the gutter on the south side of the main roof that should be removed to keep the gutters working properly.



Overall View of Roof



Algae Growth on North Roof

Recommendations	Costs	Time Frame
Clean roofs over addition with algae growth	<\$3,000	Immediate
Remove plant growth from gutter on south side	<\$3,000	Immediate

### 3.5. Insulation

According to a document found in the basement, the building was insulated in 2016 with the following insulation:

- Flat portions of ceiling above second floor: 8" thick cellular R-30
- Sloped portions of ceiling above second floor: 9" thick fiberglass R-30
- Attic floor: 12" thick cellular R-42
- Under attic stairway treads: 12: thick cellular R-42
- Attic stairwell sidewalls and door: 2" thick rigid R-14
- Partitions around basement toilet room & closet: 6.5" thick fiberglass R-20
- Basement rim board: 2" thick rigid R-14

Foam sealing was also observed in the unfinished portion of the basement to help reduce air infiltration into the building. It could not be determined if the exterior walls of the building contain any insulation.

### 3.6. Mechanical and Electrical Systems

#### Plumbing

- Supply and Waste Piping

Waste Piping: The waste piping material is copper and cast iron where visible. The size of the piping is 4 inches in the Boiler Room and smaller elsewhere.

Supply Piping: The supply piping material is copper. The size of the piping is 1/2 inch in the Boiler Room.

- Domestic Hot Water Production: The State Industries 40-gallon gas water heater with a Honeywell controller was reportedly installed in 2019.
- Fixtures: The plumbing fixtures that were tested operated satisfactorily.
- Special or Unusual Systems: The Kitchen includes a high temperature sanitizing commercial dishwasher with booster (Champion Industries Model No. TUW, Serial No. BB-7852, made in Canada). This model is no longer manufactured. The online Technical Manual dates from 2000 or earlier. There is also an adjacent pre-rinse station with a sprayer and garbage disposal unit (Insinkerator Pro 77).

- Summary of Plumbing Fixtures

Location	Floor Level	# Lavs	# Toilets	# Urinals	# Kitchen Sinks	# Jan. Sinks
Toilet Room	B	1	1			
Kitchen	B				2	
Toilet Room	1	1	1			

- Active Leaks: No active leaks were observed at the time of inspection.
- Evidence of Past Leakage: There is no other evidence of past plumbing leakage.
- Water Pressure: Adequate water pressure appears to be available.
- Plumbing Venting: Venting could not be verified.
- Sewage Ejector Pump: There is a sewage ejector pump located in the unfinished portion of the basement. The discharge pipe runs along the north side of the basement and presumably connects to the building waste line. The age & condition of the pump is unknown though there are no complaints of problems with this system.

Heat Generating Equipment:

- Type: Gas. There is one Weil-McLain boiler located in the Boiler Room. Specific information about the equipment is limited, as electrical boxes had been installed over the nameplates. It appears that it has a 117,000 Btu/hr. capacity and a model number of CG-5-SPDN.



Equipment

- Distribution System: This is a hot water system that uses radiant baseboard throughout the building. Most of the baseboard is in good condition. Notable exceptions are the baseboards in the toilet rooms, which have surface rust – particularly in the First Floor toilet room.
- Age: Based on Internet research and the condition of the boiler, it is likely that it is more than 20 years old. While it is impossible to predict with certainty when these units will fail, the average life for a boiler of this type is 25-30 years. Therefore, there is probably another 5-10 years of useful life left in this boiler.
- Past Upgrades: The power vent was replaced on 10/9/19.
- Furnace Controls: Thermostats are located in the following locations:
  - In the Chapel and the Parlor on the First Floor.

- In the Dining Room and in the Kitchen in the Basement.
- Apparent Level of Maintenance: Other than one zone valve that showed signs of leakage, the system seems to be fairly well maintained.
- Maintenance contract in place: The system is maintained annually by LePrevost Plumbing, Heating & Cooling.
- Operating/Shutdown: The heating equipment was not in operation during our inspection. Based on the questionnaire submitted by the Owner, our opinion is that the heating system is in working condition.
- Last service update: Reportedly Fall of 2019. However, the latest combustion test recorded on the unit was 9/11/12, when it was rated “Good”.

#### Air Conditioning and Ventilation

- Equipment Type: There is no air conditioning system in this building. There are ceiling-mounted exhaust fans in both toilet rooms. However, it was not evident where the exhaust outlets were. Both fans seemed to be operating properly.

#### Electrical

- Service and Metering: The electric service is 150 amps. The capacity was determined by the rating of the main disconnect switch on the panel. While detailed load calculations were not performed, no problems are suspected with the service capacity. This service should be adequate for the present usage.
- Distribution Panels: There is one panel with 26 circuit breakers located in the unfinished portion of the basement. Most circuits are labeled on the panel directory.
- Transformers: None.
- Meters: The electric meter is located on the southeast corner of the exterior of the building, facing south.
- Emergency Generators: No emergency generators were observed at the time of inspection.
- Interior Lighting: Consists of a combination of recessed downlights and decorative fixtures throughout most of the First Floor and 2x4 recessed fluorescent fixtures in the Basement and in the First Floor offices. Lamps seem to include incandescent, fluorescent and LED.
- Exterior Lighting: The exterior lighting is building-mounted and is installed in the following locations: main entry, along the north side of the building and at all the side entry doors. There do not appear to be any motion sensors on the exterior lighting, which seems to have been installed at different times.

- Type of Wire: Copper. It appears that the electrical system was upgraded in 1997. No major deficiencies were noted. All switches tested operated satisfactorily. The general condition is considered to be satisfactory; however, the exposed wiring in the Boiler Room should be removed or replaced into the junction box and covered.
- Emergency Power: No emergency power was observed at the time of inspection.
- Lightning Protection: No lightning protection was observed at the time of inspection.

Recommendations	Costs	Time Frame
Remove and/or contain exposed wires in JB	<\$3,000	Immediate
Repaint or replace baseboards in Toilet Rooms	<\$3,000	Short-term

### 3.7. Life Safety/ Fire Protection

**Sprinklers and Standpipes:** No sprinklers or standpipes were observed at the time of inspection, except for a single sprinkler head near the boiler installed in 1966. It was not clear if this device has been inspected within the last 6 months, as required.

**Fire Hydrants:** The nearest municipal fire hydrant is located near the northeast corner of the property.

**Fire Alarm Systems:** The existing system consists of a main panel and annunciator in the passageway on the First Floor. The building is equipped with pull boxes at all the exits.



Fire Alarm Panel

**Smoke Detectors:** Smoke detectors were observed throughout the building at the time of inspection, except in the attic under the main roof.

Fire Extinguishers: Fire extinguishers were observed at the time of inspection and had just been maintained on the day of the inspection.

Emergency Lighting: Emergency lighting was observed throughout the building. It was not tested for proper operation.

Exit Signage: Illuminated exit signs were observed at all the exits. However, the exit signage on the First Floor all directs occupants to the main entry. There should be additional signage (with emergency lighting) directing occupants to the second means of egress from the First Floor, which is at the foot of the stair to the Basement.

Recommendations	Costs	Time Frame
Provide additional exit sign to second egress	<\$3,000	Immediate
Provide smoke or heat detectors throughout attic	<\$3,000	Short-term

### 3.8. Interior Elements

First Floor Finishes:

- Floor Coverings: Oak strip flooring, except in the Lobby and the stair to the basement (which have carpeting) and the Toilet Room (which has sheet vinyl flooring). Most of the wood flooring is in good condition but would look much better and would last longer if it were refinished. There is an area near the stair to the basement that appears to have been damaged by water in the past. Boards in this area would need to be replaced to match the remainder of the wood flooring. The wood decking in the passageway is very worn and should be sanded and repainted with a porch paint.
- Ceiling Finishes: Plaster, except for gypsum board in the Lobby and Toilet Room, acoustical panels in the offices and beadboard in the passageway. All ceiling finishes are in good condition. There are some areas with water stains over the platform in the Chapel that should be primed and repainted. There is also a small crack in the ceiling in the Hallway that should be repaired before the next repainting in that area.
- Wall Finishes: Plaster with wood wainscoting throughout except in the offices, where the interior partitions are gypsum board, and in the Parlor and the entry area to that room, where there is no wainscoting. The passageway has painted wood shakes on the interior wall. Some of the beadboard wainscoting in that space (near the main entry door) requires repainting.



Front Entry



Typical First Floor Finishes

Basement Finishes:

- Floor Coverings: Most of this level is carpeted. The carpet is stained and should be replaced. Areas without carpet include the Kitchen and the Toilet Room, which have sheet vinyl flooring in good condition, and the Boiler Room and unfinished portion of the Basement, which have exposed concrete.
- Ceiling Finishes: Acoustical panel ceilings, except in the Kitchen, where the ceiling is gypsum board, and the Boiler Room, where the ceiling is cement plaster. All ceilings are in good condition. There is no ceiling in the unfinished portion of the Basement.
- Wall Finishes: Wall finishes throughout the basement are drywall, with the addition of beaded plywood wainscoting in the Dining Room. There are numerous corkboards in the Dining Room and the hallway to the Kitchen. These should either be removed or repainted, as the multiple pinholes detract from the appearance of the wall finishes. The north wall of the Hallway needs to be sanded and repainted.



Basement Hallway

- Interior Doors: The interior doors are wood panel doors and in good condition, with the following exceptions:

First Floor: The door to the Office Closet does not close properly.

Basement: All the doors seem to have been affected by the high moisture levels in the Basement. Most of the doors do not close properly and the Toilet Room door has started to come apart. These doors should be adjusted, repaired or replaced once the moisture problem has been corrected. The door to the Boiler Room, which appears to be a wood door wrapped in sheetmetal, also does not close properly. This door should be replaced with a rated door with an automatic closer.

Recommendations	Costs	Time Frame
Sand & repaint patched walls in Basement hall	<\$3,000	Short-term
Replace carpet with appropriate floor covering	\$7,500	Short-term
Adjust office closet door to close properly	<\$3,000	Short-term
Repair or replace Basement level interior doors	\$6,000	Short-term
Remove or repaint cork bulletin boards	<\$3,000	Short-term

### 3.9. Accessibility

This building provides an unusually high degree of accessibility for a building of its age. Although there is no accessible route between the floors, there are accessible routes to each floor. Most of the openings meet code requirements. There is a fully accessible toilet room on the First Floor. The Basement Toilet Room does not provide the required clearance to the door from inside the room because of how far the sink projects into the room. Replacing the sink with a smaller sink would make the room fully accessible to the disabled.

Recommendations	Costs	Time Frame
Replace existing toilet room sink with smaller one	<\$3,000	Short-term

## SECTION 4: DOCUMENT REVIEW AND INTERVIEWS

### **4.1. Owner Interviews**

On Sept. 20, 2020, John Powell, representing Church on the Hill, responded to a questionnaire prepared by the Foresight Architects. A copy of this response is included in exhibits.

### **4.2. Drawings**

Measured floor plans of the building are included as an attachment to this report.

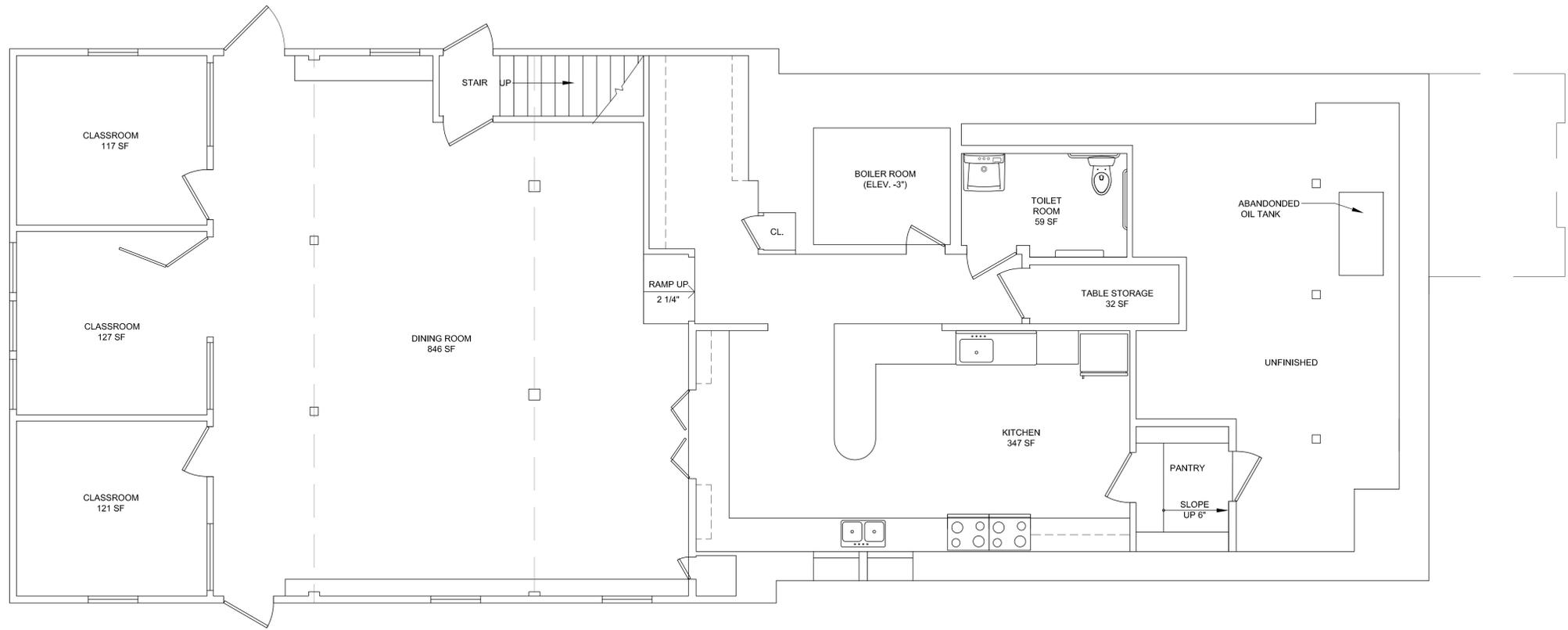
## SECTION 5: QUALIFICATIONS

### 5.1. **Field Observer/Report Author: James Hundt, RA**

James Hundt, RA, is the founding principal of Foresight Architects. Mr. Hundt graduated from the McGill University School of Architecture in Montreal in 1980 and has 40 years of experience. He started his career working in Danvers, MA, where he was hired to work on the design of an addition and renovations to the Salem Public Library – an 1855 historic structure that had been converted into a public library. He subsequently moved to the Capital District, where he worked for C.T. Male Associates, P.C. for nine years. In 1993, he started his own firm, working primarily with religious institutions. In the course of the past 40 years, he has worked on dozens of historic churches. He is licensed to practice architecture in MA, NY and NJ and holds a certificate from the National Council of Architectural Registration Boards.

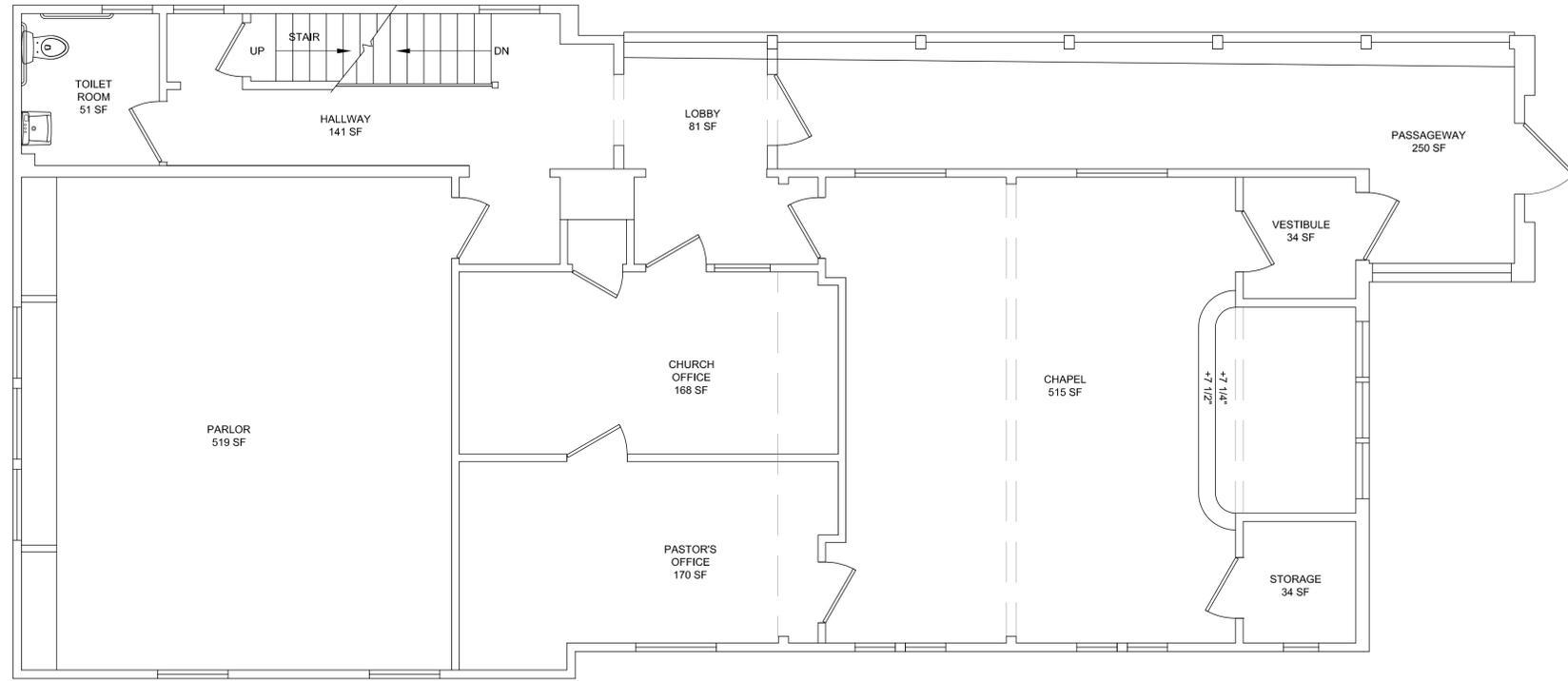
## SECTION 6: EXHIBITS

- 6.1.** Basement and First Floor Plans
- 6.2.** Presurvey Questionnaire and Disclosure Schedule



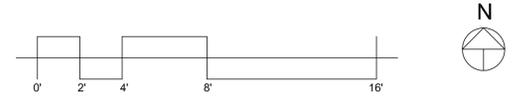
1 EXISTING BASEMENT PLAN

EX3 X REF:



2 EXISTING FIRST FLOOR PLAN

EX3 X REF:



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

SCALE:

TITLE: CHAPEL - EXISTING FIRST FLOOR AND BASEMENT PLANS



434 STATE ST., FLOOR 2, SCHENECTADY, NY 12305  
 PHONE: (518) 372-3655 FAX: (518) 372-3656

DESIGNED BY: MCE DRAWN BY: MCE © 2020

REV. NO.	DESC.	DATE
1		
2		
3		
4		
5		
6		

EXISTING CONDITIONS FOR  
 CHURCH ON THE HILL  
 55 MAIN ST. LENOX, MA

PROJECT CODE: DATE OF ISSUE: 10/20/20

EX1 OF

# Presurvey Questionnaire and Disclosure Schedule

1. To the best of your knowledge, does the building have any of the following problems, and, if so, where are they located?

- a) Roof or sidewall leakage? Yes  No
- b) Structural problems? Yes  No
- c) Cellar/basement water/ moisture infiltration? Yes  No
- d) Heating capacity or distribution deficiencies? Yes  No
- e) Air conditioning capacity or distribution deficiencies? *Windows at Meeting House* Yes  No  *NA*
- f) Inadequate domestic water pressure or drainage problems? Yes  No
- g) Elevator service problems? Yes  No
- h) Inadequate electrical capacity or distribution? Yes  No
- i) Presence of any friable asbestos? Yes  No

2. Are maintenance and/ or complaint logs kept for any of the following systems?

- a) Plumbing Yes  No
- b) Heating *Log Kept by people cleaning heating system* Yes  No
- c) Air Conditioning *heating system* Yes  No  *NA*
- d) Elevators Yes  No

3. Is the boiler water treated? If so, by whom? N/A  Yes  No

4. Is the cooling tower water treated? If so, by whom? N/A  Yes  No

5. When were the chillers' last eddy current tested? Who performed the test?

*John L. Power*  
Name

Title

Presurvey Questionnaire and Disclosure Schedule

6. When was the fire alarm system last tested?

Fire alarm system on a schedule and tested yearly - Aug + Sept.

7. Has any exterior restoration or repair work been performed during the last five years? If so, what was the scope of this work and who performed the work?

Steps on cemetery side of Meeting House replaced 2019-20 and marble Steps of Meeting House repaired 2019

8. Does the building have any structural, mechanical or electrical deficiencies/problems that you are aware of that would be of interest or concern to a possible purchaser or mortgagee?

To my knowledge up to code

9. Are you in receipt of or have you solicited any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed a cost of \$3,000 or an aggregate cost of \$10,000?

Repairing windows at Meeting House

10. To the best of your knowledge, has the building, or any portion thereof, been surveyed to opine on its physical condition? If so, who conducted this survey and when was it performed?

11. Are any drawings and/or specifications available from the construction of the building?

Yes  No

John L Powell  
Signature

9/10/2020  
Date

John L Powell  
Name

\_\_\_\_\_  
Title