

MUSEUM COTTAGE

4 Boston Road

Year Constructed: 1900
Year of Renovation/Addition: Unknown
Building Type: B
Construction Type: VB
Fire sprinklers: No
Total Floor Area: 2,200 SF
Floors: Basement, First and Second.



Documents used in this report:

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

GENERAL: This building poses many challenges that are a result of using a historic residence as a commercial property. Structurally much is needed to achieve a reasonable standard for the building. The building also needs extensive repairs and improvements to correct both the interior and exterior condition of the building.

LIFE SAFETY:

- 2 Install a city-connected fire alarm system.
- 2 Install an Emergency Lighting System throughout building.
- 2 Install Exit signs throughout building.

HEALTH:

HAZARDOUS MATERIALS:

ADA COMPLIANCE:

- 3 The building is not handicapped accessible. Construct a new ramp to the porch level and a separate ramp, within the porch, to the first floor. Increase the door widths to and from the porch to 36 inches.



3

The stair to the second floor has settled with the floors creating a severe cross slope and a broken bottom tread. The handrails are not ADA compliant and do not provide a guardrail. Re-construct stair to provide level treads and replace broken tread. Add guardrail with a separate handrail. Repaint stairs.



3

The only restroom is on the second floor and is not accessible. Construct a new handicapped accessible restroom on the first floor.



There is no handicapped access to the second floor. As a business occupancy this would not be required and will not be necessary if public access to the second floor is unnecessary. No action required.

SITE:

EXTERIORS:

3

The chimney requires routine maintenance and re-pointing in general.



3

Re-pointing the granite and CMU blocks foundation walls. Adjust stones under front porch where they have moved.



3

Add an additional granite step at main entrance to equalize the height of the risers. Set steps on a concrete foundation.

3

The deck structures need to be painted to resist weathering and deterioration.



2

As identified in Roof Management Consultant's Inc's roofing report of November 14, 2013, the entrance roof needs to be replaced; the shed roof repaired and other miscellaneous repairs undertaken. They estimated the work at \$3,800.

INTERIORS:

3 There is a water stained ceiling in the small room. The stain should be painted with a stain blocking primer and the ceiling repainted.

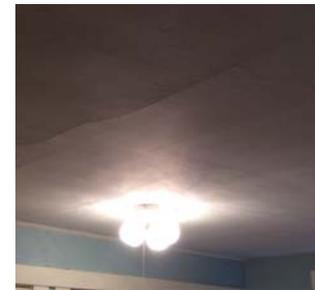


3 In the front conference room chairs have damaged the wall. Make repairs and re-paint wall.



3 There is a broken glass pane in a conference room window. Replace glass with historic glass to match existing.

3 In second floor restroom vinyl floor tile has seams with broken tile. Remove and replace floor applying a 1/4" plywood underlayment and replace floor tile.



3 Replace ceilings in two second floor offices and paint.

3 There is a visible staining at chimney. Verify leak has been corrected and re-plaster area of ceiling and re-paint.

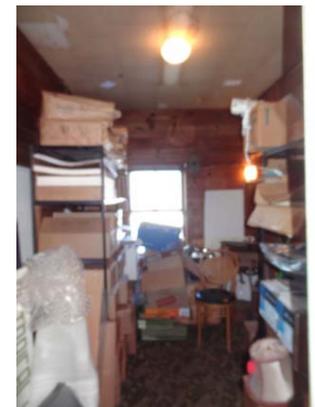


3 The back stair from the second floor is currently used for storage. If this is to continue, and the stair is not required a new section of flooring over the stair should be created and the stair removed. Walls will need to be re-plastered and painted.



2 At the superstructure, significantly reinforcing or rebuilding of the roof structure is required as members are significantly undersized.

2 To resist lateral loads which are causing deformation of the structure, reinforcing the exterior wall is required. Upon analysis, this will include infilling a few of the windows at the side entrance with a plywood sheathed wood stud shear wall.



- 2 The weights of the storage materials needs to be reduced to avoid overloading of the framing at the first and second floor levels. Distribution of storage materials should also be evaluated.

- 2 There is a significant slope in the first floor. In the basement, temporary shoring needs to be replaced with permanent engineered framing; concrete filled lally columns, and spread footings. Work is also required to remove floor framing from the chimney structure and to add appropriate supports. Chimney will need to be patched.



- 3 The crude hole for the sump pump needs to be replaced with a concrete sump pit with grating.

ENERGY & WATER CONSERVATION:

- 3 Many windows have no window hardware at meeting rails and, due to the amount of air leakage, sealant has been added between the sash. Remove sash and install weather-stripping to all windows. Provide new meeting rail latches.



- 2 The building appears to have no wall and attic insulation. Add blown-in insulation to walls and attic.

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

- 2 Building size does not require fire sprinklers, but due to the wood framed construction and the safety of the occupants it is recommended.
- 2 Domestic water piping is old and sections or entire system will be in need replacement in probably 5-10 years.

- 2 Sanitary waste and vent piping is old and will be in need of replacement in probably 1-5 years.
- 4 Water heater is electric storage type, in good condition but will be in need of replacement in probably 3-5 years.
- 3 Furnace condensate is leaking on floor and currently a garden hose on floor is used for drainage which is not satisfactory. Provide new condensate pump and pipe to a new drywell outside of building.
- 4 Water closet and toilet room sinks are old and in need of replacement. The fixtures type will need to be upgraded to be MAAB compliant. Also see "ADA".
- There is only one toilet room, so restroom cannot be occupied by more than one person at a time. Add a second, MAAB compliant, toilet to rectify deficiency. Also refer to Architectural comments for other compliance issues.
- 3 Sump pump in basement is connected to hose that discharges at grade. Re-pipe discharge in code compliant material and methods and discharge to new outdoor drywell.
- 2 Furnace is vented out through a side wall at the top of the foundation wall, a sign must be posted since it's termination point is below seven feet above grade.

See "Life Safety" for additional electrical items.

