

NUTTING ROAD TREATMENT PLANT

17 Nutting Road

Year Constructed: 2010
Year of Renovation/Addition: NONE
Building Type: F-2
Construction Type: V B
Fire sprinklers: No
Total Floor Area: 6,000 SF
Floors: First
Assessor Lot # 068 0001 0000



Documents used in this report:

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

GENERAL:

This is basically a new building with few problems. The addition of backflow preventers is the most significant item.

LIFE SAFETY:

ADA COMPLIANCE:

SITE:

- 3 Fence along driveway is leaning and one rail is missing. Straighten fence and replace rail.



EXTERIORS:

- 3 The cedar shingles are exhibiting a white bloom on the surface, similar to efflorescence on brickwork. This is a result of high salts in the building materials, typically attributed to poor storage directly on the ground, instead of being raised up on pallets, during the process of manufacture or installation. We recommend that the condition be monitored and, if detrimental to the appearance of the building, the wall be lightly power washed with an application of very dilute muriatic acid. Small areas of the wall should be tested to ensure that the solution used will not cause damage.



3

There is some minor damage to shingles adjacent to the loading dock driveway and on the street side of the building (possibly cause by an animal). Replacement of about twenty shingles is required.



3

Some repairs have been made to the steps by the loading dock but the deterioration of the concrete continues, probably from rusting rebar. Front of steps will need to be removed along with nosings, rebar replaced with epoxy coated bar, and concrete replaced with a patching material.



3

As noted in Roof Management Consultants, Inc's roof report there are miscellaneous repairs that are necessary including those at; shingles, dormers, roof curbs(4), exhaust vents(5), pipe penetrations(1), lightning rods, and miscellaneous repairs. Work was estimated at \$2, 950.

INTERIORS:

ENERGY & WATER CONSERVATION:

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

4

Install hot water recirculation system, to maintain hot water temperature throughout system, and install master tempering valve.

4

Transformer 45kva in main electric room has a rusted exterior and needs to be painted.

4

Above Tanks in upper filter room, dehumidifiers are used constantly throughout the summer. Lower room may need dehumidifier due to condensation issues.