BECTEST

Building Envelope & Systems Testing

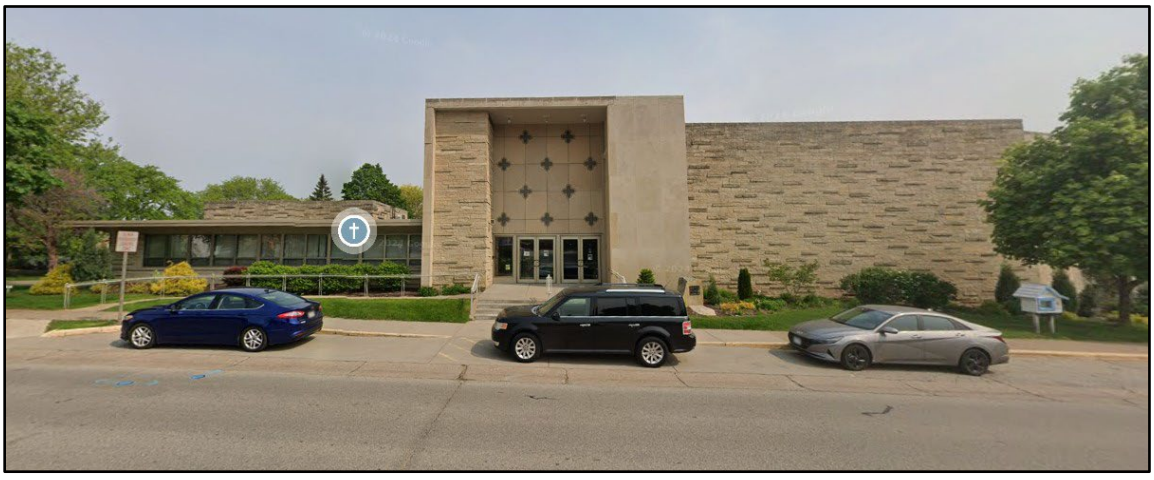
A Division of Building Envelope Consultants, Ltd.

Property Condition Assessment For:

First Congregational Church of Christ

Location:

2503 Main Street
La Crosse, WI 54601



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August 20, 2025

Mark Koch
Building & Grounds Project Chair
First Congregational Church of Christ
2503 Main Street
La Crosse, WI 54601
608-386-4859
MarkRKoch@gmail.com

RE: Property Condition Assessment (PCA) For:
2503 Main Street, La Crosse, WI 54601

Mr. Koch:

On June 24, 2025, First Congregational Church of Christ retained BECTest, a division of Building Envelope Consultants, Ltd. (BEC), to perform a property condition assessment for project referenced above. The inspection was performed on Tuesday, July 15, 2025, the weather was warm, dry, and sunny.

This report is based upon a collection and analysis of data acquired from the following sources:

- Visual inspection of the assembly necessary to perform the assignment.
- Mavic 3 Enterprise – Small Unmanned Aircraft System (sUAS).

BEC personnel involved in the field inspection and/or compilation of this report:

a. Scott Mann, PE
b. Grant Fuhr, EIT
c. Brody Steidl, Field Technician
d. Lindsey Fredricksen, Administrative Assistant

Table of Contents

Roof Cover

Background:

According to Mark, the roof was about twenty years old. Two leaks were reported near the west end of the main section from the exterior, or near the center of the welcome/lounge area hallway from the interior of the building (façade report section photos 1-2), and at the east end of the main section above the altar from the interior (photos 39-41).

Observations:

(All Measurements Nominal and Approximate)

The low-slope roof was divided into three sections. The main section was an upper-level and had two low-level sections, north and west, which branched off from the main section. The roof area for the north, main, and west sections were four, five, and three thousand square feet respectively. From below the access hatch, a wood deck was visible (photo 56). Each section was composed of a built-up roof (BUR) which was terminated at the inner side of the parapet walls which lined all exterior perimeters of the roof sections. The parapet walls were capped with coping stones over edge flashing metal which covered the termination of the BUR. The stones had some instances of failed sealant, cracks, and spalling. Various penetrations included, but were not limited to, hatches, exhaust vents, soil vents, plumbing and electrical lines for roof top units (RTU), and internal roof drains. Exterior overflow scupper drains were incorporated into the roof systems. The parapet flashing sheets of the BUR had cracks and fissures predominantly at the lap seals and exterior drains where the fiberglass reinforcement mesh was visible in some areas. Flashing sheets at penetrations were in similar condition.

North Section:

Failed coping sealant was visible at the wall transition in the southeast corner (photo 9) and at the east edge of the chimney on the north wall (photo 19). Spalling was visible on some coping stones (photo 13). The southeast overflow drain sealant had failed revealing a gap within the sealant (photo 16).

Main Section:

The roof area had a ridge in the center and spans east-west. Gaps where stone was displaced revealed the BUR at the ridge had cracks and fissures as well as exposed reinforcement mesh (photo 47). Some coping stones were out of plane on the north and south parapet walls (photo 28 and façade report section photo 41). Metal flashing sealant was aged or failed (photos 23, 25).

A smaller area on the east end was sloped north with no ridge. The southeast corner of the coping stones in the east end area had flashing installed covering half the distance to the edge of the stones. The coping stones in the area were flush with the inside face of the parapet walls and had multiple applications of sealant between the metal parapet flashing and coping stones of which some failed.

North of the smaller east end area was a lower area accessible by ship ladder (photo 51). Organic growth was visible growing inside the internal roof drain. All other roof conditions were similar to all other roof sections.

West Section:

An extension ladder was required to access the lower-level. The lower-level section did not contain a parapet wall, rather, edge metal was installed around the perimeters. Flashing sheets were sloped up beneath the edge metal and had cracks and fissures in the sheets as well as its sealant as well as exposed reinforcement mesh in some areas (photos 62, 63). Upon request by Mark, BEC removed debris from the internal roof drain (photo 67).

A smaller upper-level section was in the northwest corner of the lower-level section accessible by ship ladder. Conditions were similar to all other roof sections.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. The overall condition of the roof sections was “fair” with limited years of service remaining. The consistency of issues mentioned in the observations indicated the roof cover was aged and should be attended to in the near future.

2. Parapet wall construction was the cause of leaks observed above the altar. The roof cover did not cover the parapet wall, rather, it was terminated near the top of the inside face of the parapet and covered with metal flashing. In addition, coping stone was flush with the inside face of the parapet and resulted in water intrusion beneath the stone.

3. The drainage system was undersized for modern standards and will require modification in the event of a reroof or recover to conform to modern day codes.

Recommendations:

1. Within 0-3 years, one of two options listed below should be explored for the roof:
    a. Cover the existing roof with a single-ply, smooth surface, adhered system over an installed coverboard to complement the building’s structural integrity. Examples of acceptable membranes are EPDM, TPO, and PVC.

    Estimate: $125,000

        i. *Ensure materials introduced to moisture intrusion are removed and replaced below the existing cover. A moisture inspection is recommended to identify areas of moisture below the roof.*
        ii. *If two layers of roof currently exist on the structure, this option cannot be executed. Review building plans and permit to confirm the amount of roof layers. Please refer to option ‘b.’ if there are two roof layers.*

    b. Remove all existing roof layers and replace with one of the roof covers mentioned in the first option above (1.a.).

    Estimate: $200,000

2. The roof cover should underlap the coping stone or other methods should be exercised to divert water beneath the stone as they are porous and retain water.

Photo 1:

Description:

Aerial roof overview.

Note: Top of image is north.

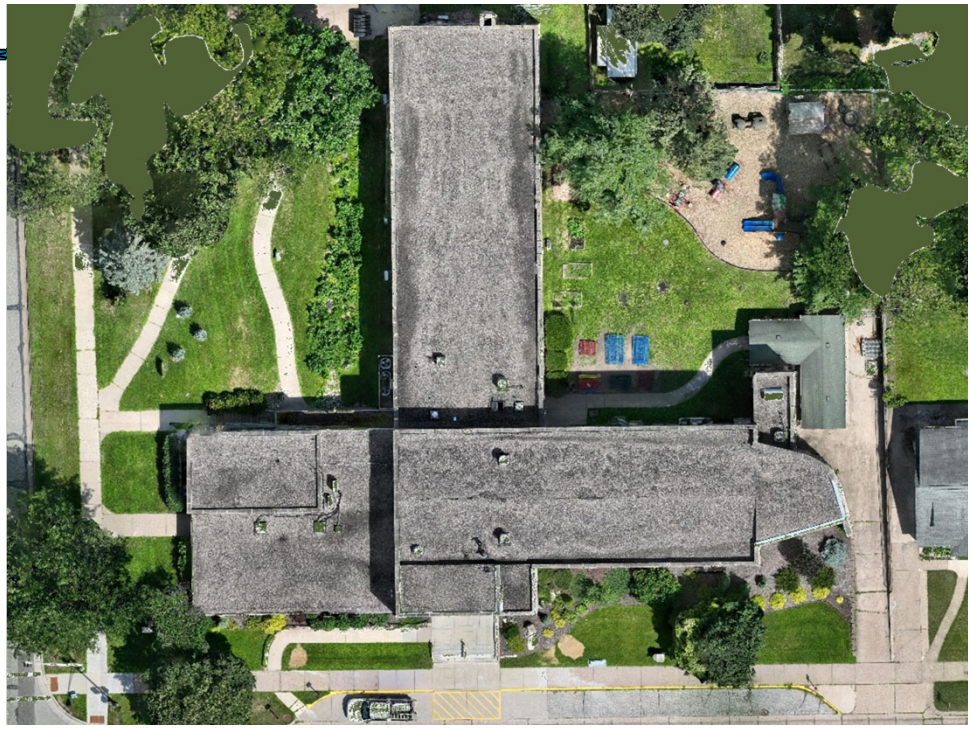


Photo 2:

Location:

North Roof Section

Facing North

Description:

Roof overview.

Photo 3:

Location:

North Roof Section

West Wall

Description:

Typical condition of parapet wall.

Photo 4:

Description:

Closeup of sealant in previous photo.

Note: Cracks and fissures in parapet flashing sheets.

Photo 5:

Description:

Exit portion of drain in previous photo.

Photo 6:

Description:

Southwest internal drain.

Photo 7:

Description:

Southwest corner parapet wall end joint interface.

Photo 8:

Location:

North Roof Section

South Wall

Description:

Typical condition of roof-wall interface.

Note: Fissures in parapet sheets.

Photo 9:

Description:

Southwest corner parapet wall end joint interface.

Photo 10:

Description:

Southeast internal drain.

Photo 11:

Location:

North Roof Section

East Wall

Description:

Typical condition of parapet wall.

Note: Cracks and fissures in parapet flashing sheets and sealant.

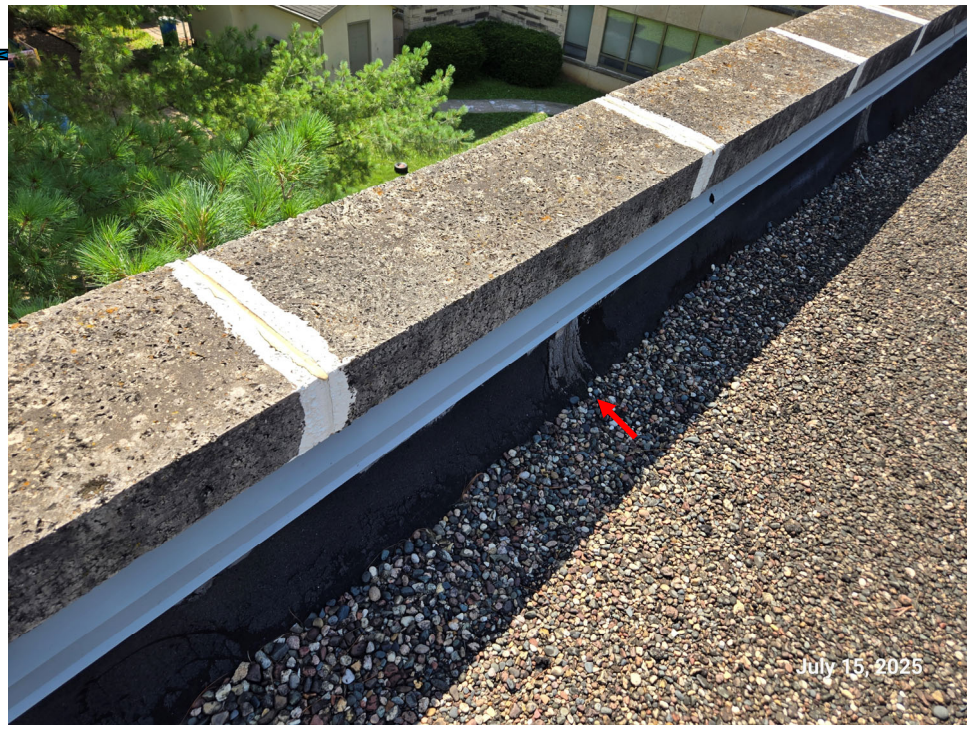


Photo 12:

Description:

Closeup of area indicated in previous photo.

Photo 13:

Description:

Spalled coping stone.

Photo 14:

Description:

Typical condition of roof drain on east parapet wall.

Note: Cracks and fissures in sealant around drain.

Photo 15:

Description:

Another angle of area in previous photo.

Photo 16:

Description:

Failed sealant south of drain.

Photo 17:

Location:

North Roof Section

North Wall

Description:

Typical condition of parapet wall.

Note: Cracks and fissures in parapet flashing sheets and sealant.

Photo 18:

Description:

Backed out roof flashing fastener.

Photo 19:

Description:

Flashing details to chimney.

Note: Failed sealant at cap stone.

Photo 20:

Description:

Typical condition of flashing details for roof penetrations.

Note: Cracks and fissures in flashing sheets and sealant.

Photo 21:

Location:
Main Roof Section
Facing East

Description:
Partial roof overview.

Photo 22:

Location:
Main Roof Section
Facing West

Description:
Partial roof overview.

Photo 23:

Location:

Main Roof Section

Northwest Corner

Description:

Failed flashing and cap stone sealants.

Photo 24:

Location:

Main Roof Section

North Wall

Description:

Typical condition of parapet wall.

Note:

Cracks and fissures in parapet flashing sheets and sealant.

Crack in cap stone.

Aged cap stone sealant.

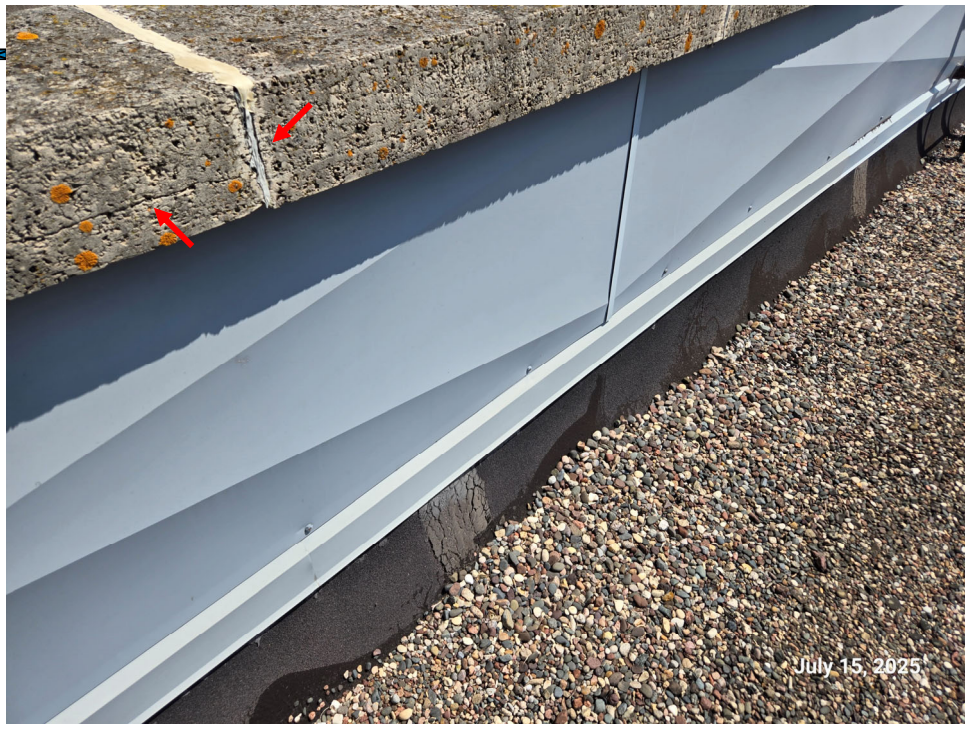


Photo 25:

Description:

Aged sealant at parapet wall ship ladder penetrations.

Photo 26:

Location:

Main Roof Section

North Wall

Description:

Typical condition of parapet roof drain.

Note: Cracks and fissures in sealant around drain.

Photo 27:

Description:

Another angle of area in previous photo.

Photo 28:

Description:

Cap stone out of plane with failed sealant.

Photo 29:

Description:

Outside angle of cap stone out of plane in previous photo.

Photo 30:

Location:

Main Roof Section

Northeast Corner

Description:

Failed cap stone and flashing sealant.

Photo 31:

Description:

Roof transition detail overview.

Photo 32:

Description:

Another angle of area in previous photo.

Note:

Failed sealant.

Eroded cap stone.

Cracks and fissures in parapet flashing sheet sealant.

Photo 33:

Description:

Closeup of area in previous photos.

Photo 34:

Description:

Another example of failed sealant.

Photo 35:

Location: Main Roof Section – East End

Description: Flashing installed over cap stone.
Note: Failed sealant.

Photo 36:

Location: Main Roof Section – East End

Description: Flashing installed over cap stone.

Photo 37:

Location: Main Roof Section – East End

Description: Flashing installed over cap stone.

Photo 38:

Description:
Change in slope from east end of main roof section.

Note: Cracks and fissures in flashing sheet sealant.

Photo 39:

Description:

Overview of chapel below main roof section facing east.

Photo 40:

Description:

Stains on east end of chapel ceiling.

Photo 41:

Description:

Warped ceiling tile.

Photo 42:

Location:

Main Roof Section

Southwest Corner

Description:

Deformed flashing and failed flashing sealant.

Photo 43:

Description:

Another angle of area in previous photo.

Photo 44:

Location:

Main Roof Section

Upper Southwest Area Facing Southwest

Description:

Flashing detail installed on cap stone.

Note: Aged sealant.

Photo 45:

Description:

Center cap stone between two upper areas on main roof section.

Photo 46:

Description:

Closeup of area in previous photo.

Note: Failed and aged sealant.

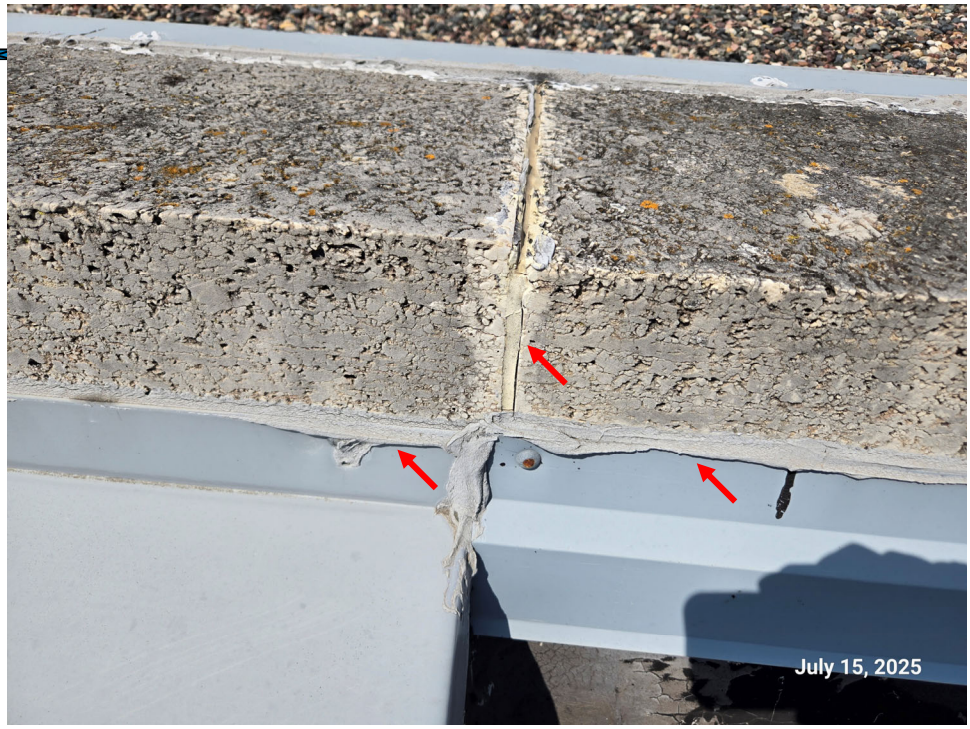


Photo 47:

Description:

Area of exposed ridge with fiberglass reinforcement mesh exposed as well as cracks and fissures.

Photo 48:

Description:

Typical condition of flashing details for roof penetrations.

Note: Cracks and fissures in flashing sheets and sealant.

Photo 49:

Description:

Closeup of area in previous photo.

Note: Fiberglass reinforcement mesh exposed.

Photo 50:

Description:

Typical internal drain.

Photo 51:

Location: Lower Area North of East End Main Roof Section

Description: Roof Overview.

Photo 52:

Location:

Lower Roof Area

Northwest Corner

Description:

Typical condition of parapet wall.

Note: Cracks and fissures in parapet flashing sheet sealant with fiberglass reinforcement mesh exposed.

Note: Failed metal flashing sealant.

Photo 53:

Description:

Closeup of area in previous photo.

Photo 54:

Description:

Organic growth within internal drain.

Photo 55:

Description:

Typical condition of flashing details for roof penetrations.

Note: Cracks and fissures in flashing sheets and sealant.

Photo 56:

Description:

Roof deck below hatch.

Photo 57:

Location:
West Roof Section
Facing West

Description:
Roof overview.

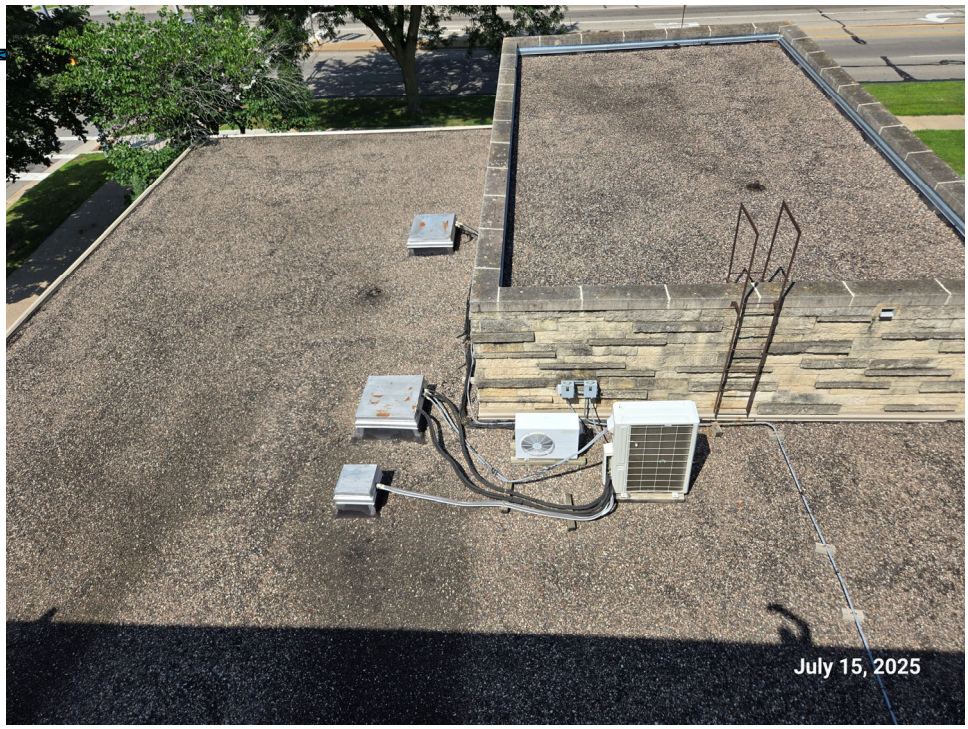


Photo 58:

Location:
West Roof Section
Facing East

Description:
Roof overview.

Photo 59:

Location:

West Roof Section

Northeast Corner

Description:

Roof-wall transition detail.

Note: Cracked sealant.

Photo 60:

Description:

Typical condition of roof-wall transition detail.

Note: Aged flashing sealant as well as cracks and fissure in wall flashing sheet sealant.

Photo 61:

Description:

Southeast corner flashing detail.

Note: Aged sealant.

Photo 62:

Description:

Northwest corner flashing detail.

Note: Fiberglass reinforcement mesh exposed and failed sealant.

Photo 63:

Description:

Closeup of failed sealant in previous photo.

Note: Photo enlarged to show detail.

Photo 64:

Description:

Typical condition of south edge metal.

Photo 65:

Description:

Typical condition of flashing details for roof penetrations.

Note: Cracks and fissures in flashing sheets and sealant.

Photo 66:

Description:

Failed sealant around hose penetration.

Photo 67:

Location: West Roof Section – Center of Roof

Description: Debris removed from internal drain cover.

Photo 68:

Description:
Overview of upper area within west roof section.

Photo 69:

Location:

West Roof Section

Upper Area
North Wall

Description:

Typical condition of parapet wall.

Note: Cracks and fissures in parapet flashing sheet sealant.

Photo 70:

Description:

Typical internal drain.

Photo 71:

Description:

Failed flashing sealant in northeast corner.

Photo 72:

Description:

Parapet roof drain on east parapet wall.

Façade

Observations: *(All Measurements Nominal and Approximate)*

The majority of the structure's walls were clad with split-face stone blocks in an ashlar pattern. Walls in the remaining areas were clad with cementitious panels. All wall cladding had a variety of failed sealant and mortar joints as well as cracks and spalling. Panels out of plane were discovered on the upper west corner of the main entryway (photos 34, 37), on the south elevation on the east end (photo 40), and on the west wall above the west section (photo 5). Issues discovered were designated a color-coded arrow on the overview photos in the following photo report. Some issues were in high concentration and could not be indicated with multiple arrows and one arrow was included for the general area.

Designations included:

- Red: Failed Mortar Joints
  Failed mortar joints included cracks, fractures, gaps, and complete voids where no mortar remains within the joint.
- Blue: Cracked Stone or Out of Plane Panel (where applicable)
  Cracks may have spanned multiple stones but were indicated as one arrow.
  Out of plane panels were instances where one or two panels were not flush with the other panel's faces.
- Green: Failed Sealant
- Yellow: Spalled Stone or Panel (where applicable)

Spray foam was visible on the north elevation of the north section west of the chimney. Three penetrations, in the same area, were filled. One of which was servicing lines for a condenser unit at grade.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. The leak in the welcome/lounge area hallway was due to failed mortar joints in the panels on the west wall above the west section (photos 1-3, 5-7). Although a direct source was not discovered, voids in the failed mortar joints were discovered. The out of plane panel may have contributed to the water ingress as well.

2. Spalled stones and panels do not pose an immediate threat of water intrusion, but erosion or additional spalling will continue over its lifetime.

3. Spray foam penetrations can be a cause for future unwanted water entry as prolonged exposure to UV rays and moisture causes degradation over time.

Recommendations:

1. Remove and replace failed sealant around windows, metal flashing details and between coping stones. Work should be completed by a qualified professional.

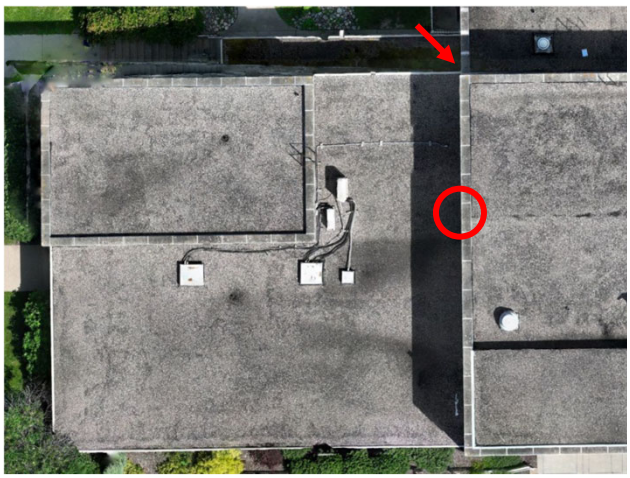
2. Reposition and secure the four panels that were discovered out of plane. Work should be completed by a qualified professional. Ensure no materials behind the panels are compromised from moisture before repositioning and securement.

3. Fill spalling in the stones and panels to minimize risk of water intrusion or monitor to ensure spalling does not worsen. Work should be completed by a qualified professional.

4. Spray foam areas should be replaced with more permanent repairs such as mortar or sealant with a backer. Work should be completed by a qualified professional.

5. Wall cladding on all elevations should be tuck pointed on and around the indicated areas in the following photo report by a qualified contractor.

Photo 1:



Location: Main West Wall

Description: Stain on ceiling west of main entrance.

Note: Approximate location of main west wall from interior (arrow). Approximate location of stain from aerial overview (circle).

Photo 2:

Description:
Another angle of stain in previous photo.

Photo 3:

Location:

West Elevation

Above West Roof Section

Description:

Wall cladding overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), and out-of-plane panel (blue).

Photo 4:

Description:

Examples of failed mortar joints.

Photo 5:

Description:

Additional examples of failed mortar joints and out-of-plane panel.

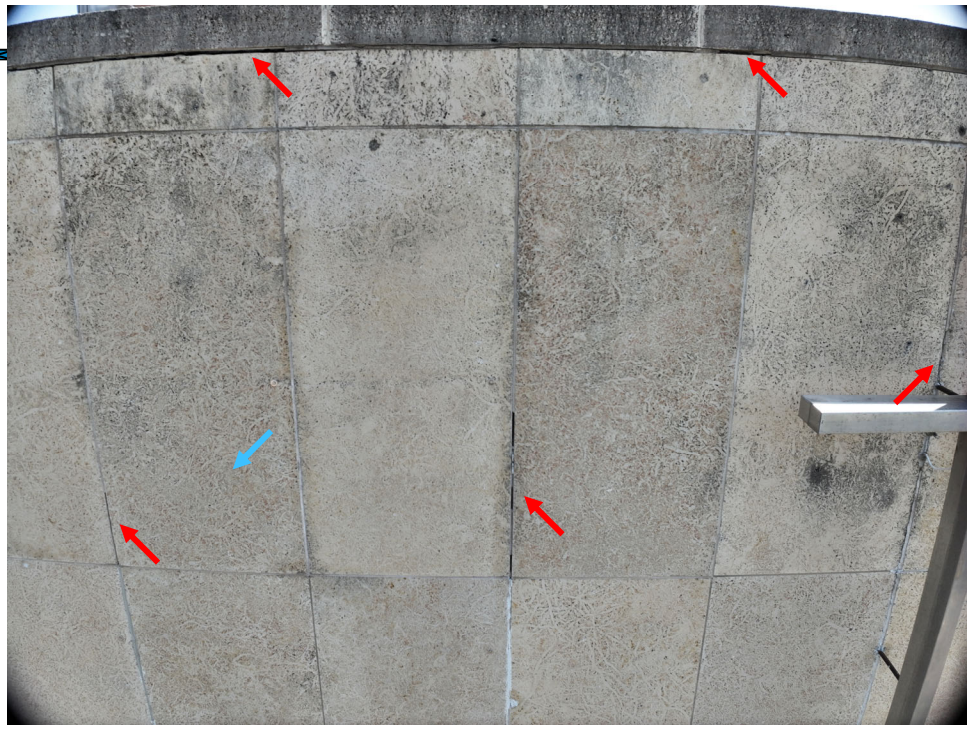


Photo 6:

Description:

Upper panel out of plane.

Photo 7:

Description:
Closeup of other failed mortar joint examples.

Photo 8:

Location: West Elevation – Above West Roof Section

Description: Additional example of failed mortar joints.

Photo 9:

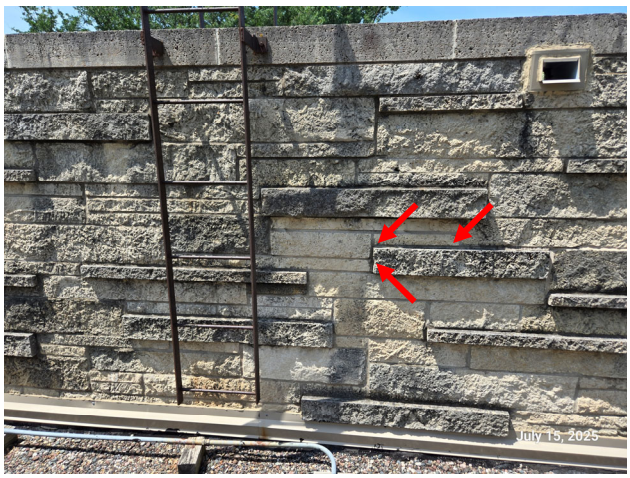
Description:
Failed sealant.

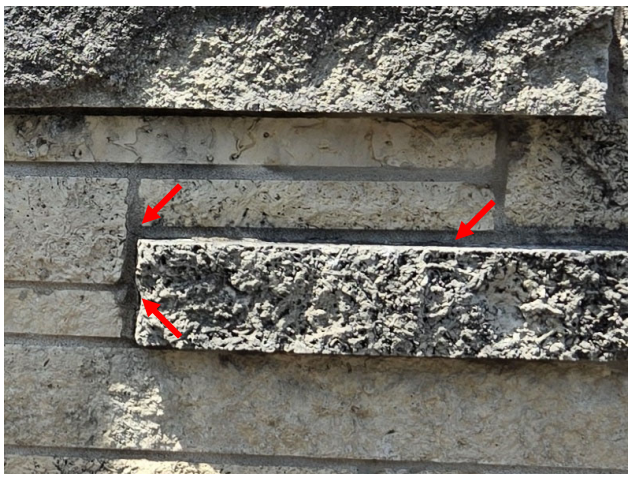
Photo 10:

Location:
West Roof Section
Upper Area

Description:
Wall cladding overview.

Photo 11:





Location: West Roof Section – Upper Area – East Wall

Description: Example of failed mortar joints.

Photo 12:

Description:
Failed cap stone sealant.

Photo 13:

Location:

North Section

West Elevation

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), and cracked (blue) or spalled (yellow) stones.

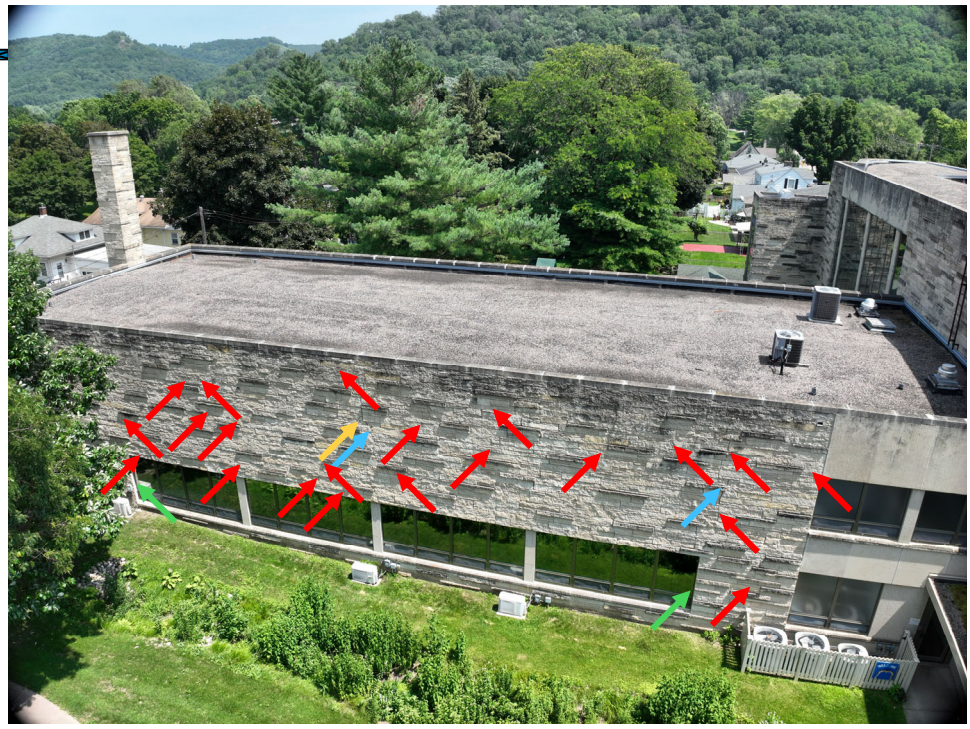


Photo 14:

Description:

Example of failed mortar and cracked stone.

Photo 15:

Description:

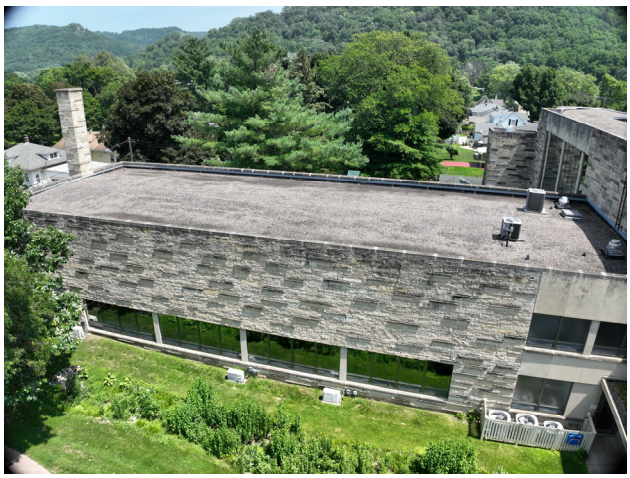
Close up of cracked and spalled stones in previous photo.

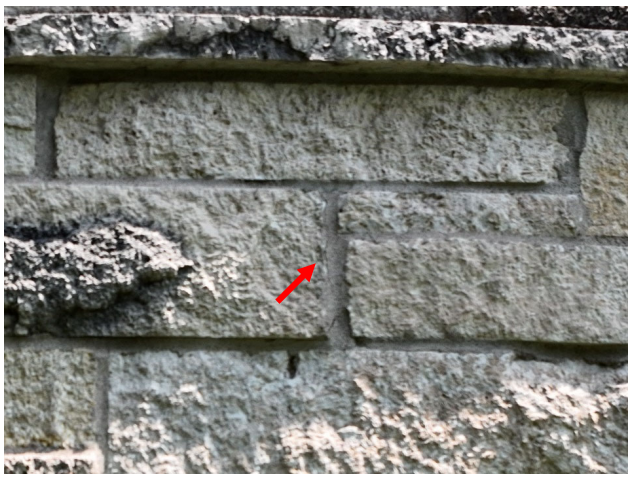
Photo 16:

Description:

Closeup of failed mortar joint in prior photo.

Photo 17:





Location: North Section – West Elevation

Description: Additional example of fractured mortar.

Photo 18:

Location:
West Section

North Elevation

Description:
Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), and cracked stone (blue).

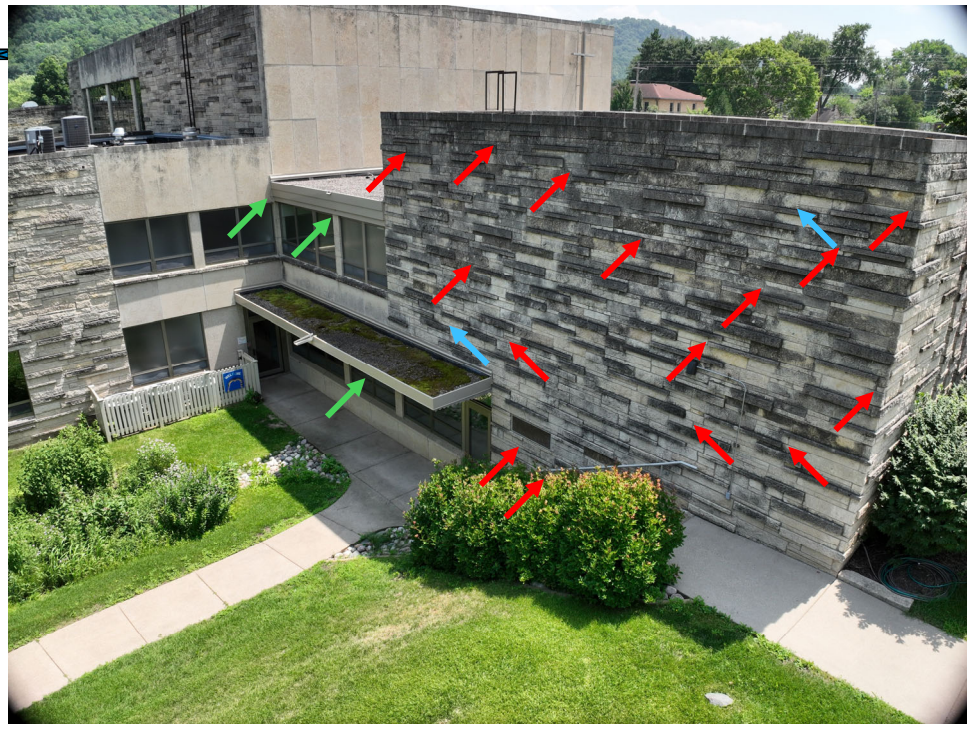


Photo 19:

Description:
Failed sealant.

Photo 20:

Description:
Failed sealant.

Photo 21:

Description:

Failed mortar and sealant on and above stairwell.

Photo 22:

Location:

West Section

West End Elevation

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red).

Note: Failed sealant around windows (green).

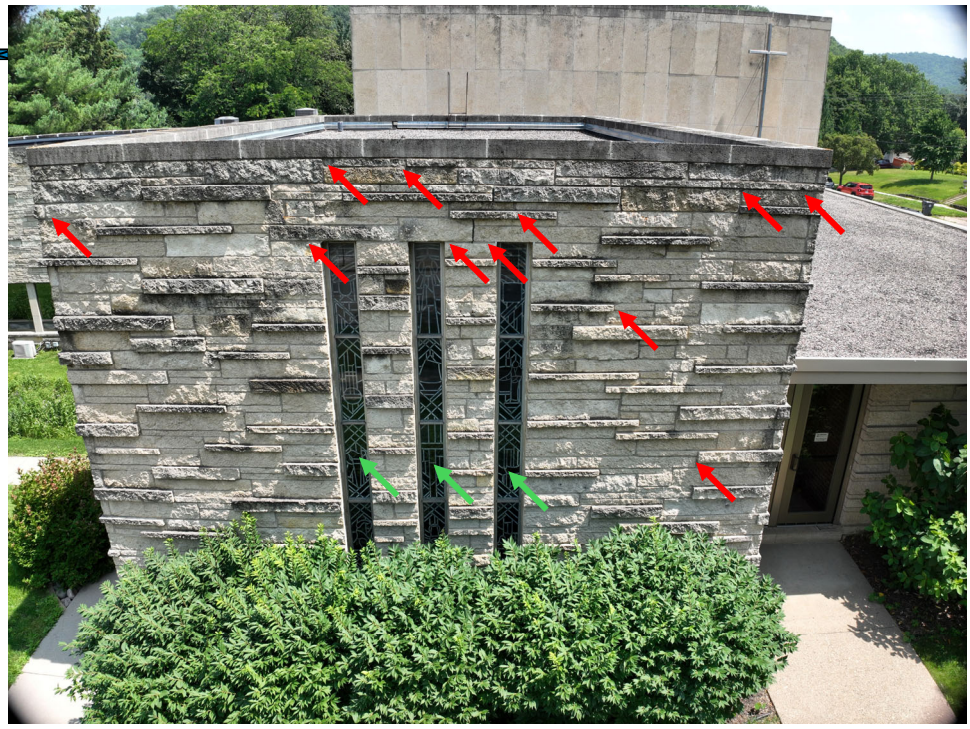


Photo 23:

Description:

Example of failed sealant around windows.

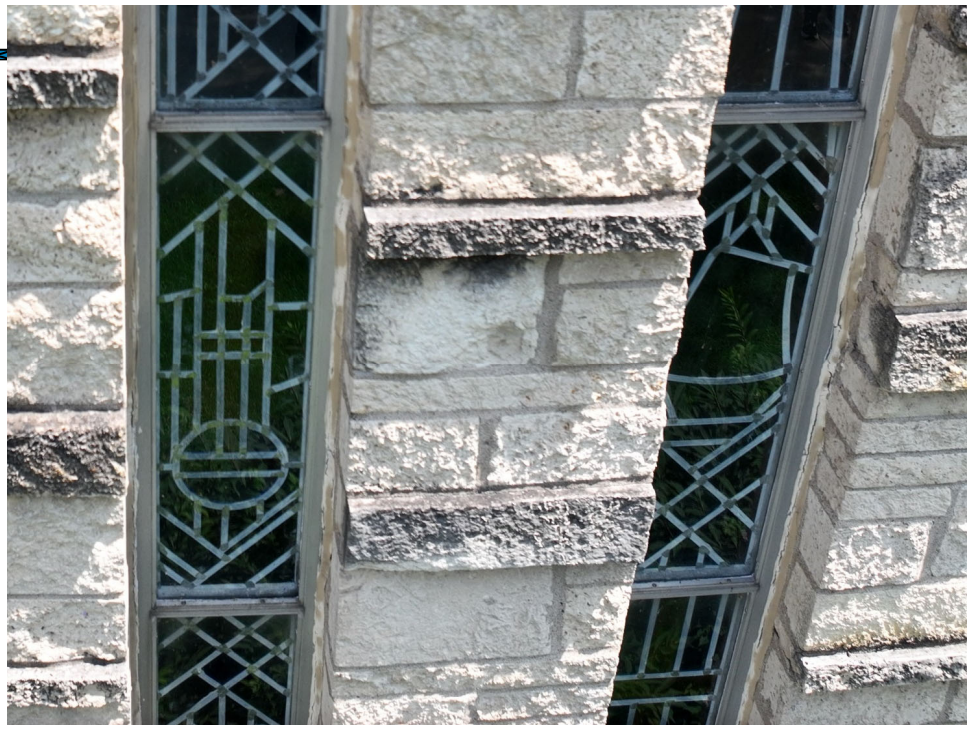


Photo 24:

Description:

Example of a failed mortar joint.

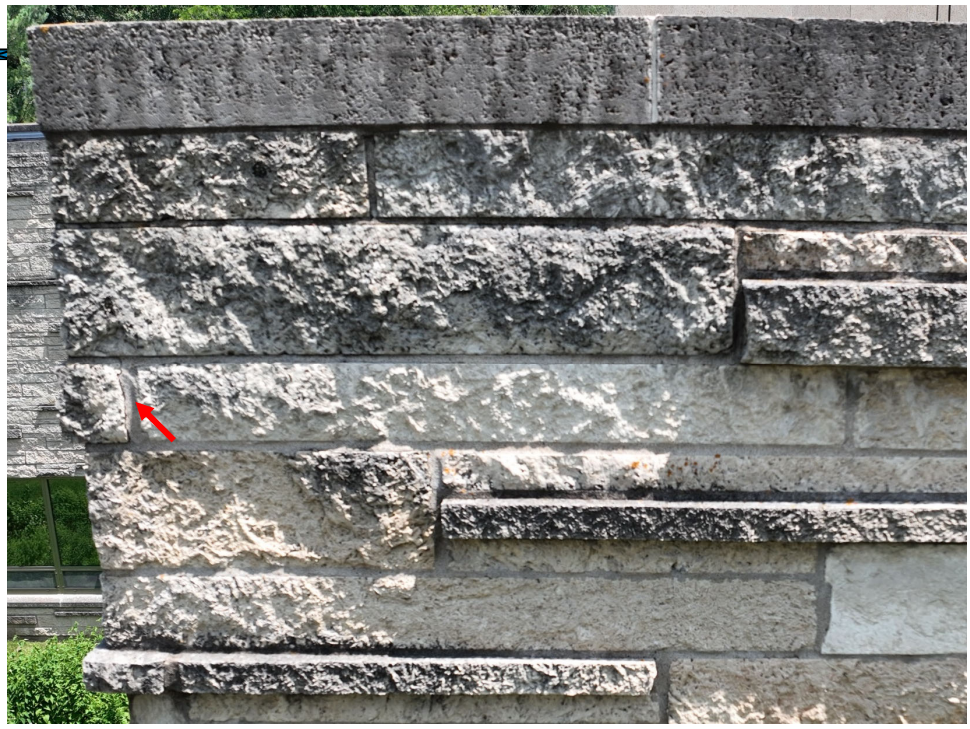


Photo 25:

Description:

Additional example of failed mortar.

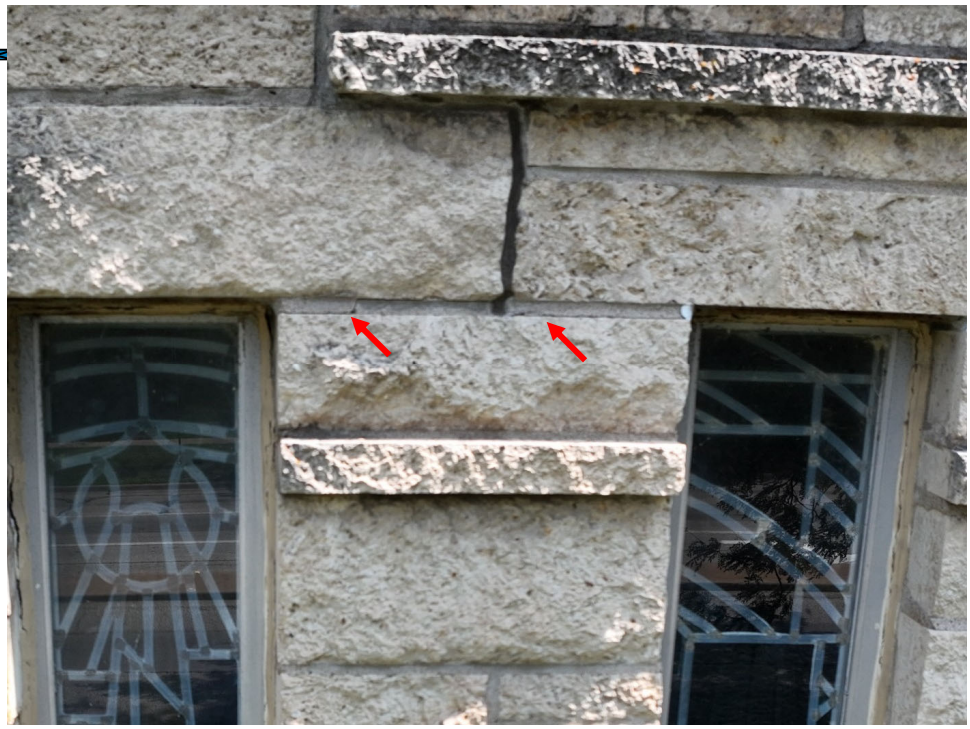


Photo 26:

Location:

North Section

North Elevation

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), and cracked stone (blue).

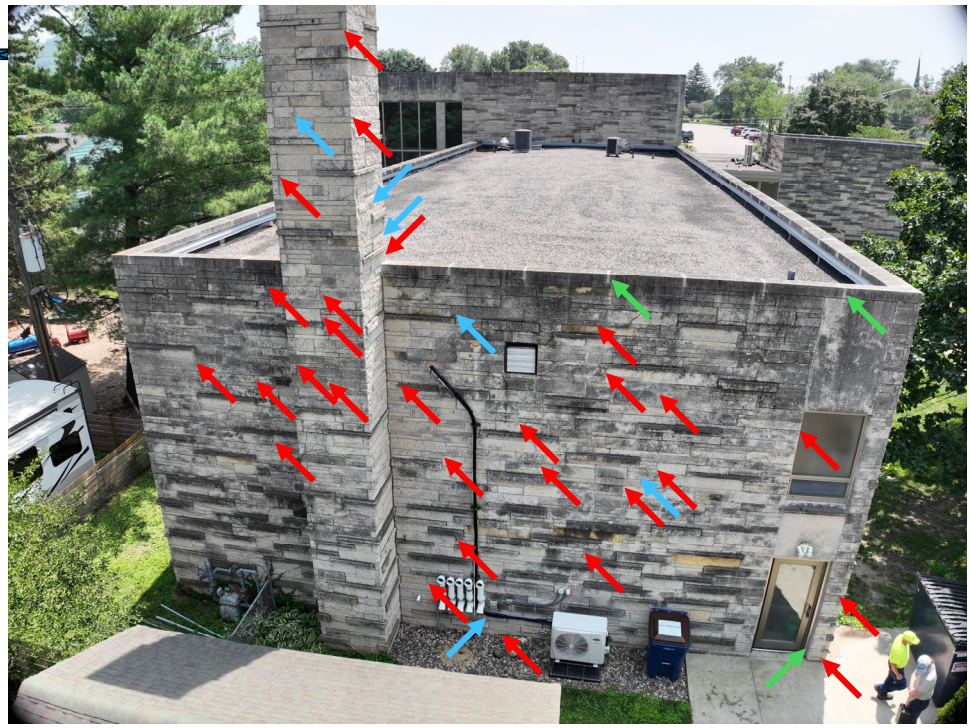


Photo 27:

Location:

North Elevation

West Side of Chimney

Description:

Cracks in stone and mortar.

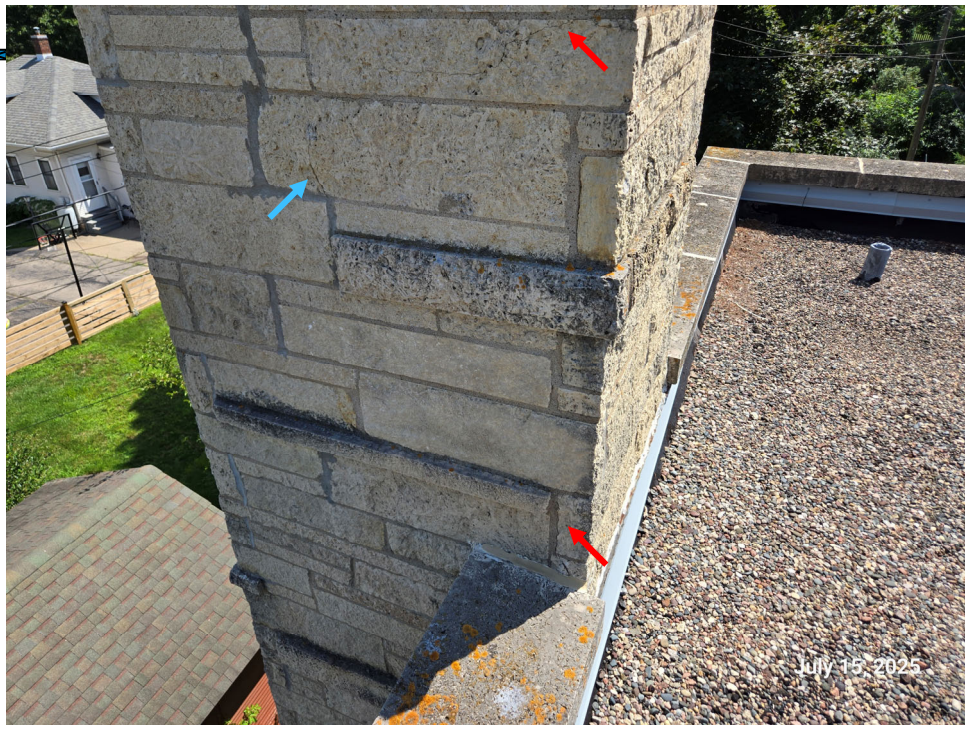


Photo 28:

Description:

Closeup of upper crack.

Photo 29:

Description:

Closeup of lower crack.

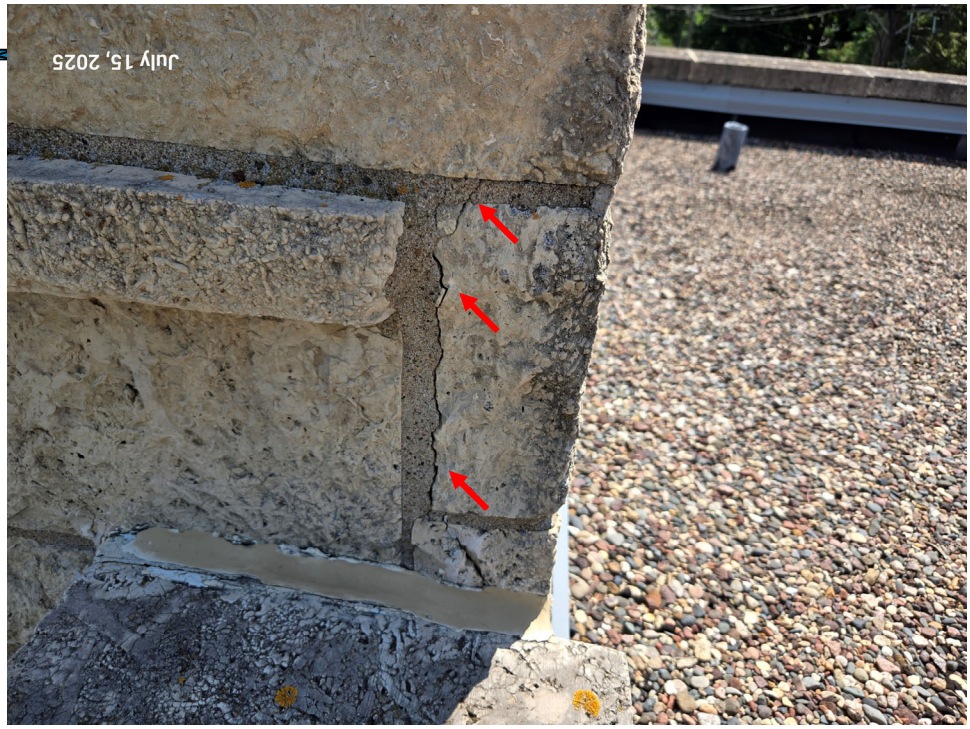


Photo 30:

Description:

Examples of failed mortar joints and cracked stone.

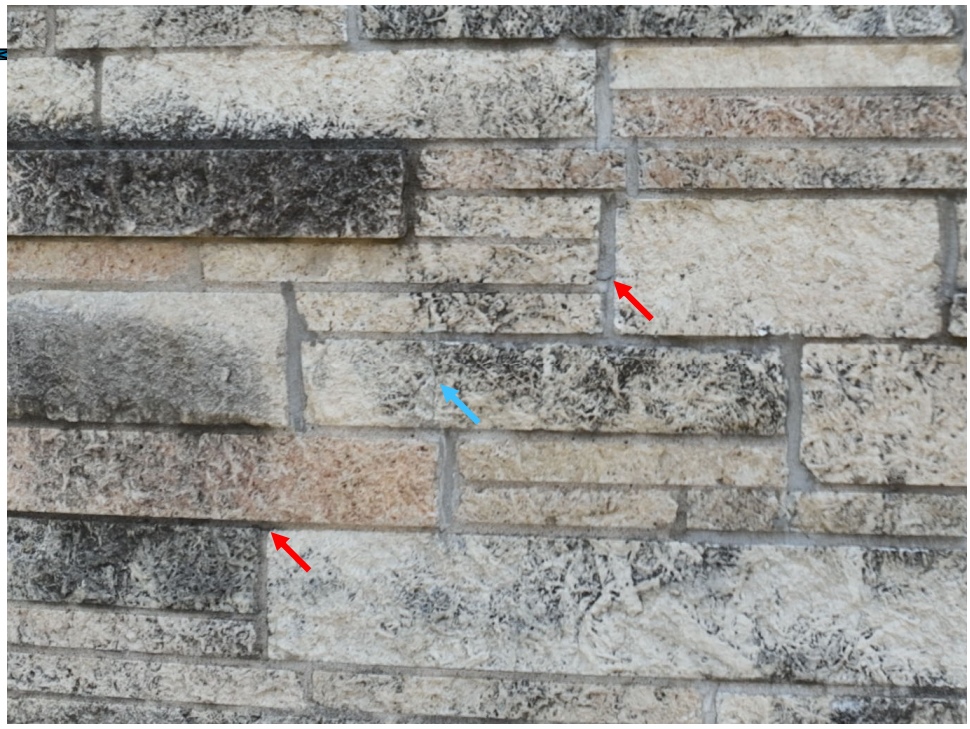


Photo 31:

Description:

Additional example of failed mortar joint as well as an example of failed sealant.

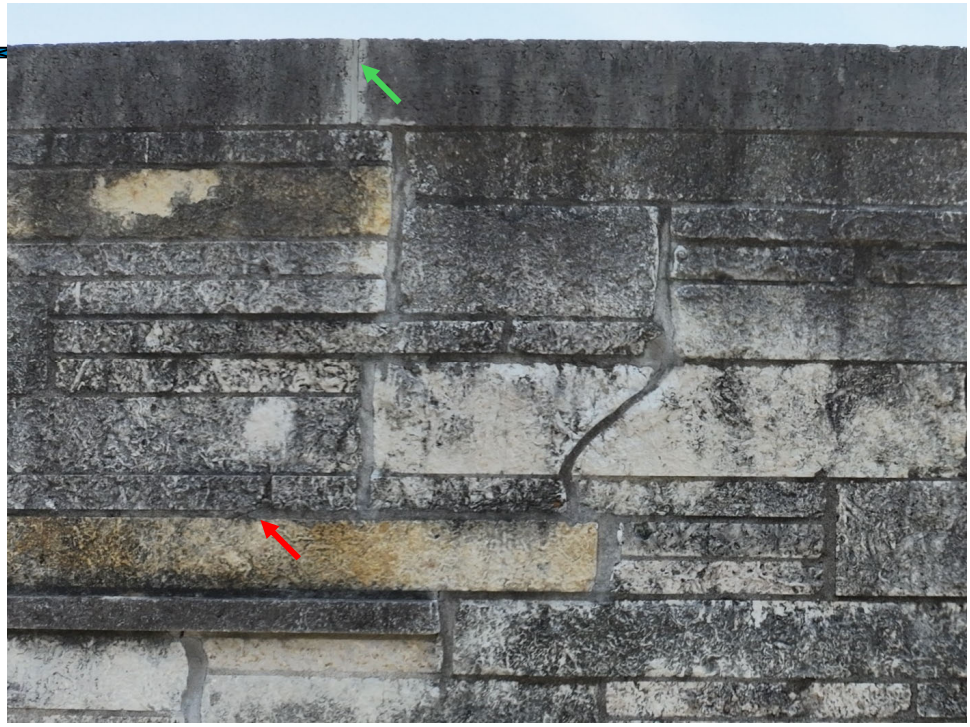


Photo 32:

Description:

Additional example of failed sealant.

Photo 33:

Description:

Penetrations filled with spray foam.

Photo 34:

Location:

West Section

South Elevation

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), spalled panel (yellow), and out-of-plane panel (blue).

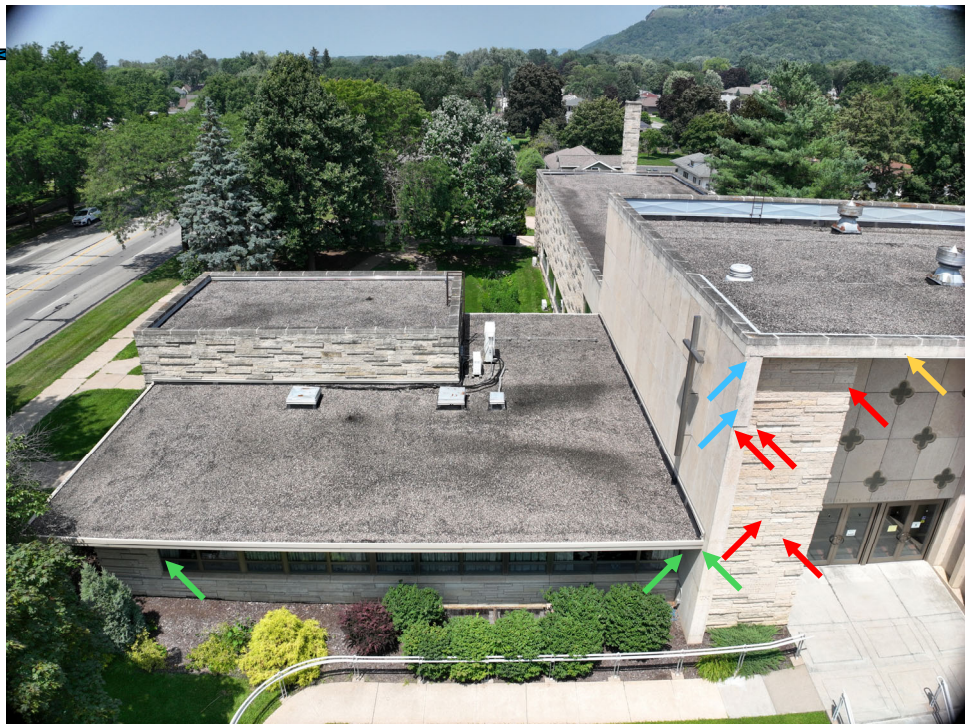


Photo 35:

Description:

Example of failed sealant.

Photo 36:

Description:

Additional examples of failed sealant.

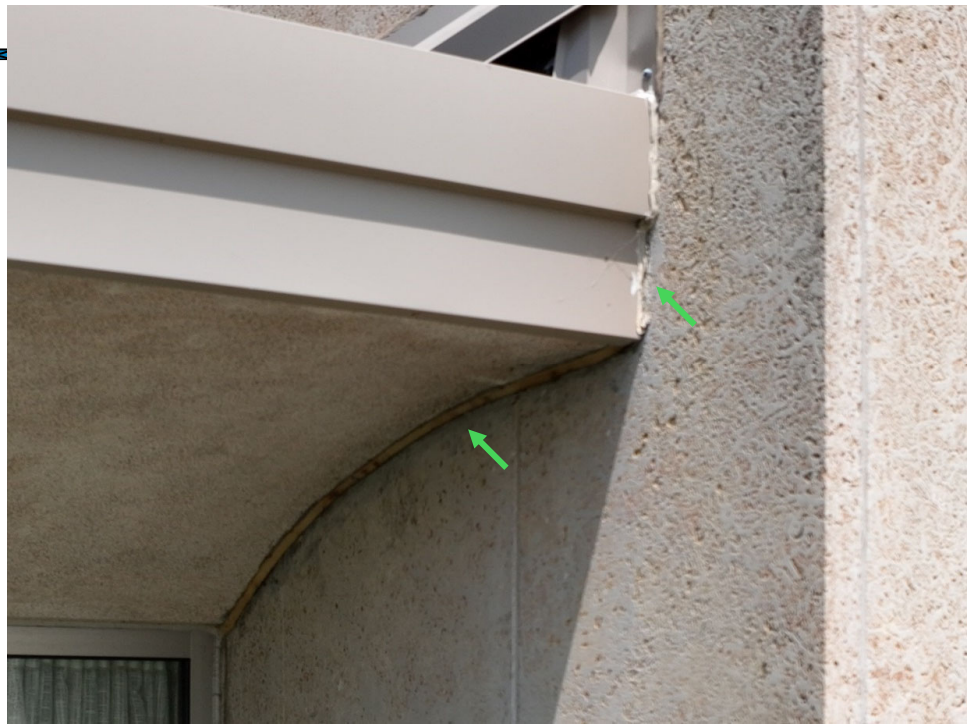


Photo 37:

Description:

Examples of out of plane panels and failed mortar joints.

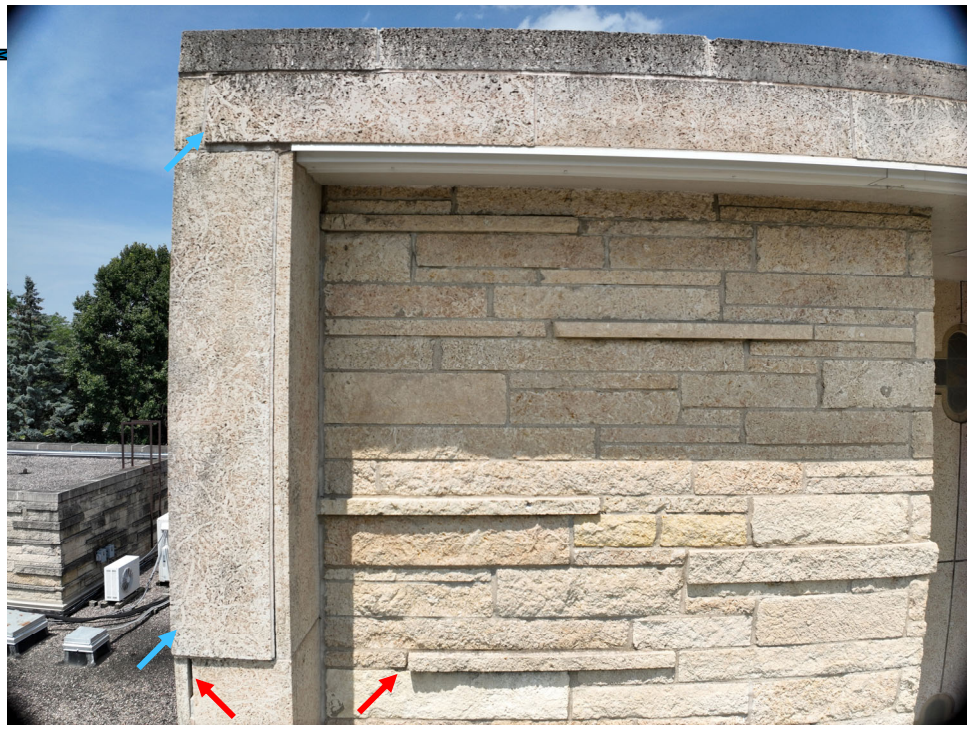


Photo 38:

Description:

Examples of failed mortar joints.

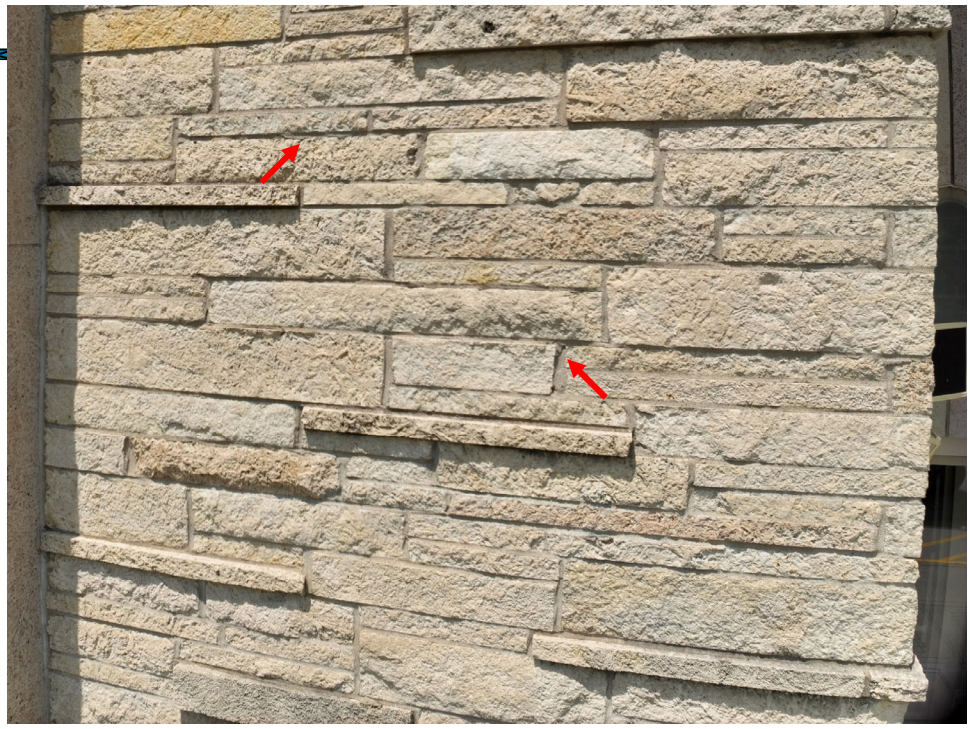


Photo 39:

Description:

Examples of spalled panel.

Photo 40:

Location:

Main Section

South (Front) Elevation

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), spalled panel or stone (yellow), and out-of-plane panel (blue).

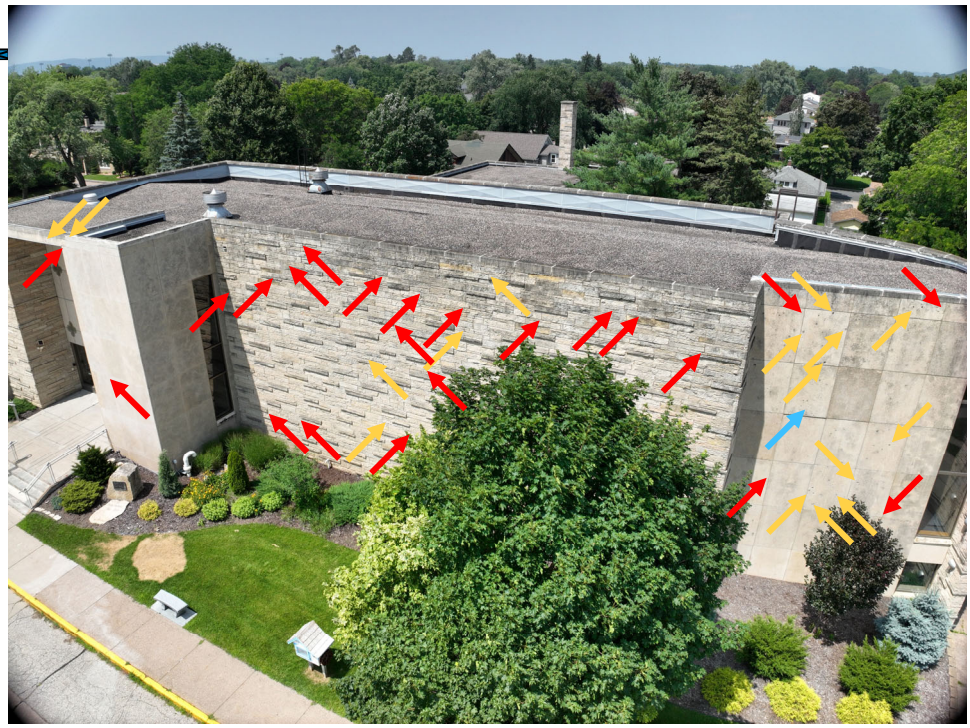


Photo 41:

Description:

Examples of spalled panel.

Note: Coping stone out of plane.

Photo 42:

Description:

Example of failed mortar joints.

Photo 43:

Description:

Additional examples of spalled panel and failed mortar joints.

Photo 44:

Location:

Main Section

East End

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red) and cracked (blue) or spalled (yellow) stones.

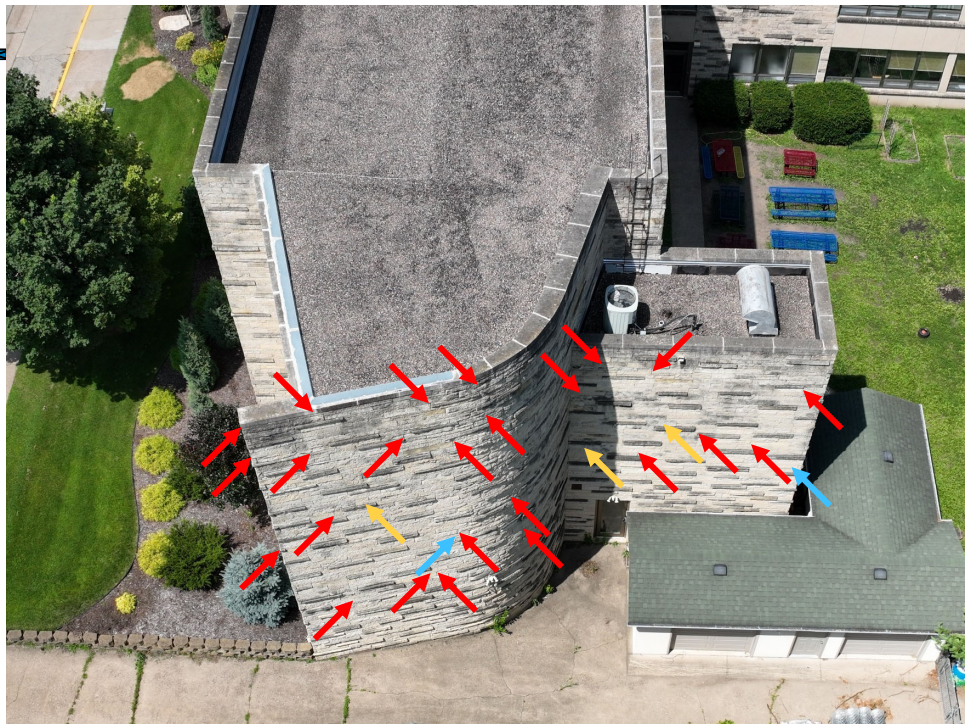


Photo 45:

Location:

Main Section

East End

Description:

Closeup of north end of previous photo.

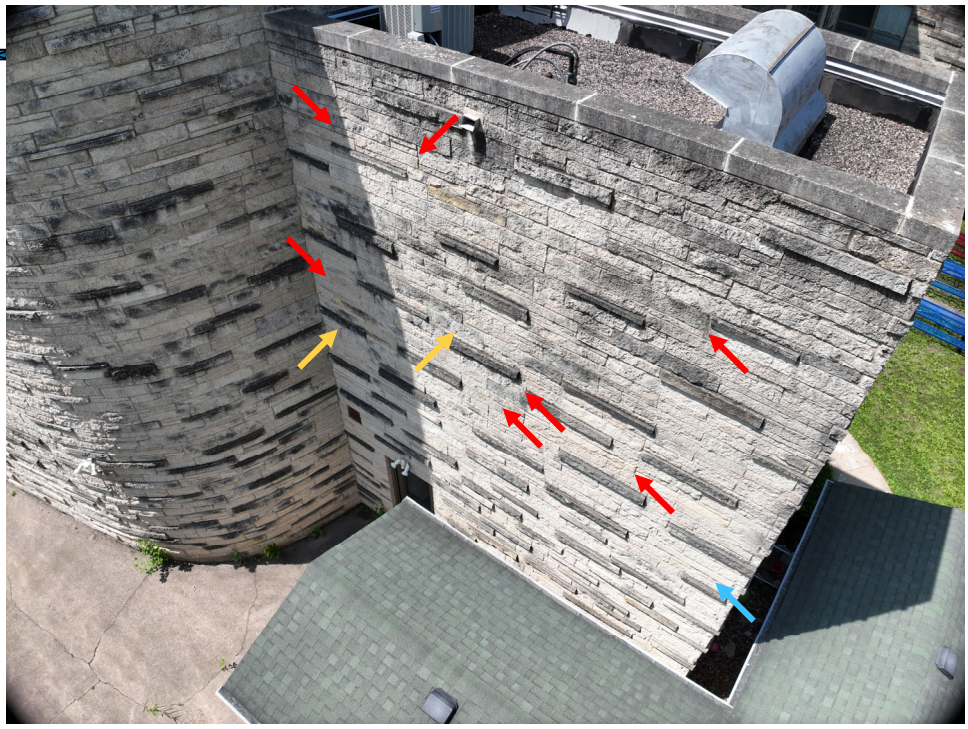


Photo 46:

Location:

Main Section – East End

Southeast Corner

Description:

Example of failed mortar joint.

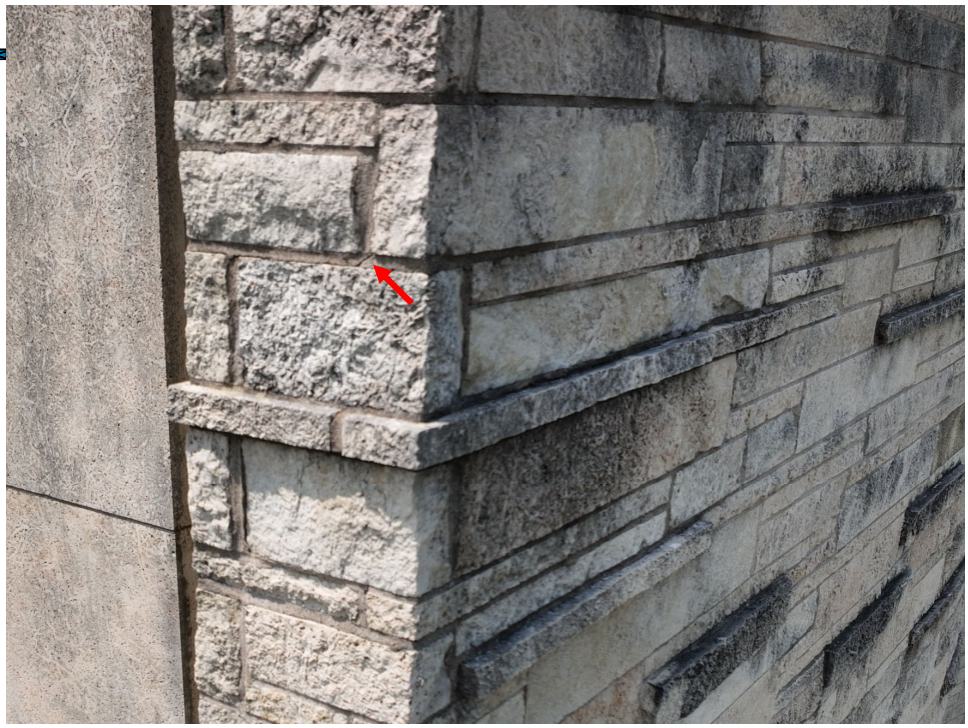


Photo 47:

Location:

Main Section

North Wall of East End

Description:

Partial elevation overview.

Note: Examples of areas with failed mortar joints (red) and cracked (blue) or spalled (yellow) stones.

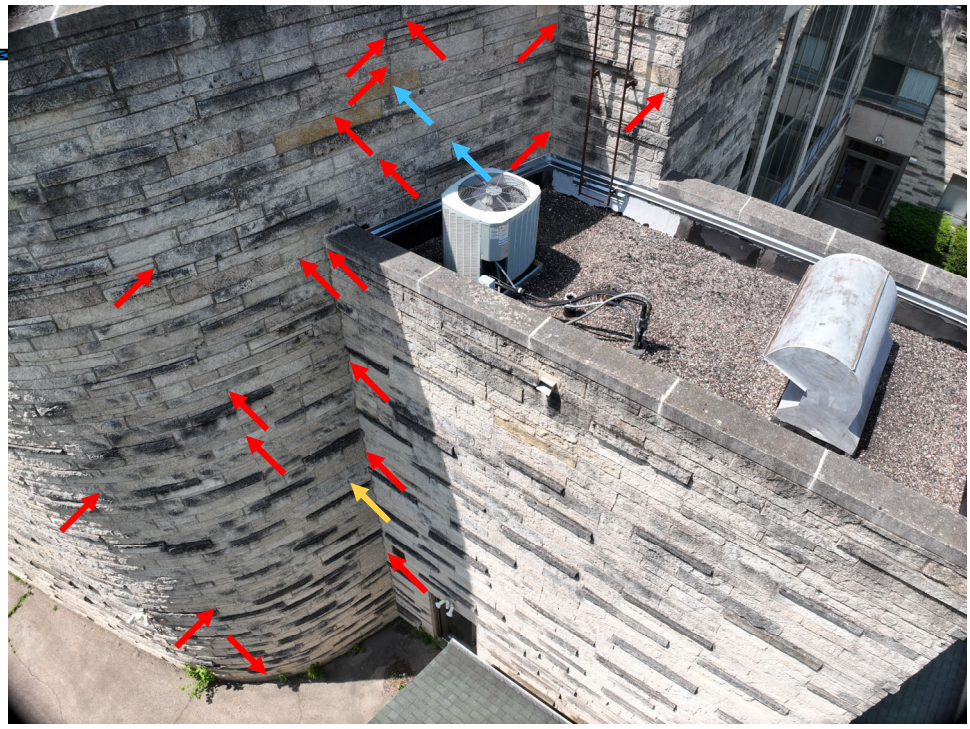


Photo 48:

Location:

Main Section

North Wall

Description:

Elevation overview.

Note: Examples of areas with failed mortar joints (red), failed sealant (green), and cracked (blue) or spalled (yellow) stones.

Photo 49:

Location:
North Section
East Elevation

Description:
Elevation overview.

Photo 50:

Location:
North Section
Northeast Corner

Description:
Overview.

Mechanical (includes electrical components of mechanical systems)

Observations: *(All Measurements Nominal and Approximate)*

HVAC Condenser Equipment

The north wing roof had two Carrier A/C condensers. The lower roof at the sanctuary northeast corner had one Carrier A/C condenser. The west wing roof had a CAC/BDP (Carrier) ductless heat pump and a Sanyo split system A/C condenser. Three Trane A/C condensers and a Fujitsu split system A/C condenser were located along the west exterior wall of the north wing. A CAC/BDP (Carrier) ductless heat pump was located along the north wall. A Fujitsu split system A/C condenser was located along the east wall. With the exception of some corrosion noted on the Sanyo unit, all units appeared clean and well maintained, with no blockage of coil fins or airflow. Foam refrigerant pipe insulation was deteriorated on all but the newest units.

HVAC Heating Equipment

The boiler room on the lower level featured a bank of five Triangle Tube Prestige Solo 399 natural gas boilers. Five PVC intake and exhaust vents for the boilers penetrated to the north wall exterior of the north wing above the room. Each boiler loop had a Grundfos circulating pump. A panel of Trane control units for heating water distribution was located on the adjacent wall. Two water circulating pumps were located on the main supply and return lines, as was a Bell & Gossett air separator. An expansion tank was located on the adjacent wall. Wall fittings related to the original large central boiler exhaust were located on the north wall in line with the original chimney chase.

HVAC Terminal Equipment

A Carrier split system Fan Coil Unit (FCU) was located in the main office and another in the kitchen on the main level. Lower level classrooms and offices had Fujitsu split system FCU's, some reportedly not functional. One room had a portable A/C unit with supply and exhaust ducts fitted into a window opening.

A Trane Climate Changer FCU was located in an upper landing area at the sanctuary northeast corner, with intake and discharge grilles in the sanctuary. It had a Bell & Gossett circulating pump and a Marathon fan motor. The Trane control panel indicated no active alarms. Duct work led to associated intake and supply vents located in the sanctuary.

A Trane Climate Changer FCU was located in the lower level west utility room. It had a Bell & Gossett circulating pump. The fan motor was not observable. The Trane control panel indicated no active alarms, but a manual override was active and a temperature discrepancy indicated. Associated duct work destinations were not determined.

A Trane Climate Changer FCU was located in the lower level south utility room. It had a Bell & Gossett circulating pump. The fan motor label was not observable. A loud noise emanated from the fan pully area of the unit. The Trane control panel indicated no active alarms. Associated duct work destinations were not determined.

HVAC duct work below the north wing roof deck, source undetermined, had insulated and uninsulated runs. It was well supported, no insulation was missing, and no joint separations were observed.

On the south end of the community room, two Carrier FCU's were located above storage closets. Associated duct work led to grilles on the upper walls.

The main level and lower level featured HVAC terminal units throughout. Some lower level HVAC terminal units appeared older with accumulated dirt. One had exposed wiring along the floor.

A lower level pipe chase accessed from the hallway had a variety of pipes insulated and in good condition. The area was clean.

Ventilator Equipment
The north wing roof had a Thermotek power ventilator. The sanctuary roof had two Servall static ventilators and a power vent of unknown manufacture.

Elevator Equipment
The elevator doors and controls located in the main level hallway and the lower level hallway appeared clean and well maintained, with no issues indicated by the users. The lower level elevator equipment room had an MEI power unit featuring an A.O. Smith Century pump motor. All equipment was clean and no leaks were noted. Maintenance records were posted on the system control panel.

Water System Equipment
A Hellenbrand water softener, an A.O. Smith natural gas power vent water heater with Grundfos circulating pump, and a Trane water heater control panel were located on the west end of the north wall. The panel indicated a discrepancy between the supply setpoint and the actual supply temperature. All equipment appeared well maintained and in good condition.

Kitchen Equipment
The main level kitchen included a Hatco dishwasher heater, a Vulcan electric range, a Bunn beverage unit, and a Vulcan electric convection oven. An Electrolux refrigerator was located in the office copy room. The lower level kitchen contained an electric range and a Hobart dishwasher. All equipment appeared clean and in good condition.

Other Items
In the upper hallway near the organ loft, a Westinghouse blower motor for the pipe organ was in an adjacent room. All equipment appeared clean and well maintained.

A sump pump system featuring a crock, float switch, and Baldor pump motor was located in the northeast corner. The crock was well sealed, the float switch was unobstructed, and the motor was clean. Associated piping had no indicators of leakage.

The natural gas meter and service entrance were located along the north wing exterior north wall. The equipment was clean, properly installed, and unobstructed.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. There are no concerns with the newest A/C condensers and split system units. A/C condensers manufactured in 2011-2012 should have more than10 years of useful remaining service with regular maintenance. The Sanyo and Fujitsu split system units are age 25 and 19 respectively and are obsolete. Some Fujitsu systems are reportedly failed.
2. HVAC heating equipment was in good condition. High efficiency boilers and related pumps should last a minimum of 20 years, and much longer with the regular maintenance they appear to be receiving. Pump motors can last 50 years.
3. No issues were noted with boiler intake and exhaust PVC pipes.
4. The condition of FCU's associated with failed Fujitsu condenser units is unknown.
5. With the exception noted with the fan pulley and a discrepancy indicated by a controller, all observed Trane Climate Changer equipment appeared well maintained and in good condition. Even at age 35-37 years, they should last indefinitely with regular maintenance of components. Components such as blower and pump motors can last 50 years.
6. No issues were noted with HVAC ductwork where observed.
7. Community room Carrier FCU's were in good condition.
8. With the exception of some lower level HVAC terminal units, all were clean and in good condition and relatively new.
9. All observed pipe chase areas were clean with insulated pipes in good condition.
10. Roof ventilator equipment appeared in good condition with a long expected service life.
11. No concerns were noted with elevator equipment.
12. With the exception of an indicated temperature discrepancy, water system equipment appeared in good condition. The water heater is reaching the end of the recommended lifespan for this type of unit.
13. Kitchen equipment, while most of unknown age, should have a long service life. There are many Hobart dishwashers, such as that in the lower level kitchen, still in service.
14. The pipe organ blower motor was so well built, it should outlive all of us.
15. The sump system will last for years with regular maintenance.
16. No concerns were noted with the natural gas utility service.

Recommendations:

1. All deteriorating foam pipe insulation on refrigerant lines should be replaced immediately for continued reliable service and maximum efficiency.

2. The Sanyo split system A/C condenser and similar Fujitsu units should be planned for replacement as soon as possible. They are obsolete and have become unreliable.

3. Their corresponding split system FCU's should be evaluated and replaced as necessary.

4. The active override of the lower level west utility room FCU, and temperature discrepancy, should be evaluated by an HVAC technician and repairs made if needed.

5. The fan pulley bearing in the lower level south utility room FCU should be repaired as soon as possible to prevent failure. The client was notified on site during the inspection.

6. The lower level HVAC terminal units should be cleaned and wiring properly located internal to the units. Older units should be evaluated for replacement by an HVAC technician.

7. The temperature discrepancy indicated by the Trane water heater control panel should be investigated by a plumbing technician and repairs made if needed. The water heater should be planned for replacement in the near future.

8. The sump pump should be tested periodically with simple manipulation of the float switch to ensure reliable operation.

Photo 1:

Location:
North wing roof

Description:
Carrier A/C condenser, model 24SCA460N, label indicated age 1 year.

Photo 2:

Location:
North wing roof

Description:
Carrier A/C condenser, model 24ABC660A, label indicated age 13 years.

Photo 3:

Location:

North wing roof

Description:

Condition of piping and conduit.

Note: Deteriorated pipe insulation.

Photo 4:

Location:

Lower roof at northeast corner of sanctuary.

Description:

Trane A/C condenser, model 4TTB3060D, label indicated age 14 years.

Note: Condition of piping and conduit.

Photo 5:

Location:
West wing roof

Description:
Capped curbs and split system units.

Photo 6:

Location:
West wing roof

Description:
Sanyo split system A/C condenser, model CM1812, label indicated age 25 years.

Photo 7:

Location:
West wing roof

Description:
CAC/BDP (Carrier) ductless heat pump, model 38MGRQ36D, label indicated age 4 years.

Photo 8:

Location:
Along west exterior wall of north wing

Description:
Trane A/C condenser, models 4TTB3036D, labels indicated age 14 years.

Photo 9:

Location:

Along west exterior wall of north wing

Description:

Fujitsu split system A/C condenser, model AOU9CQ, estimated age 19 years.

Photo 10:

Location:

Along north exterior wall of north wing

Description:

CAC/BDP (Carrier) ductless heat pump, model 38MARBQ30AA3, label indicated age 2 years.

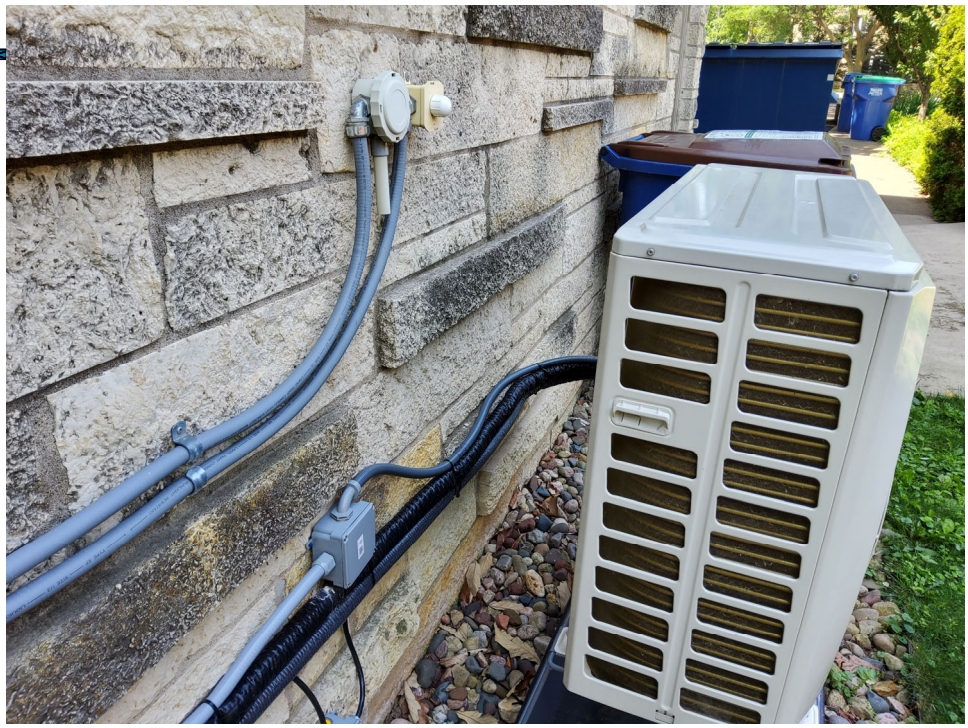


Photo 11:

Location:

Along east exterior wall of north wing

Description:

Fujitsu split system A/C condenser, model AOU240L, estimated age 19 years.

Photo 12:

Location:

Boiler room

Description:

Bank of five Triangle Tube boilers.

Photo 13:

Location:

Boiler room

Description:

Triangle Tube boilers, model Prestige Solo 399, labels indicated age 15-16 years.

Note: Newer version of Prestige Solo was recalled in 2025, but these older models not included.

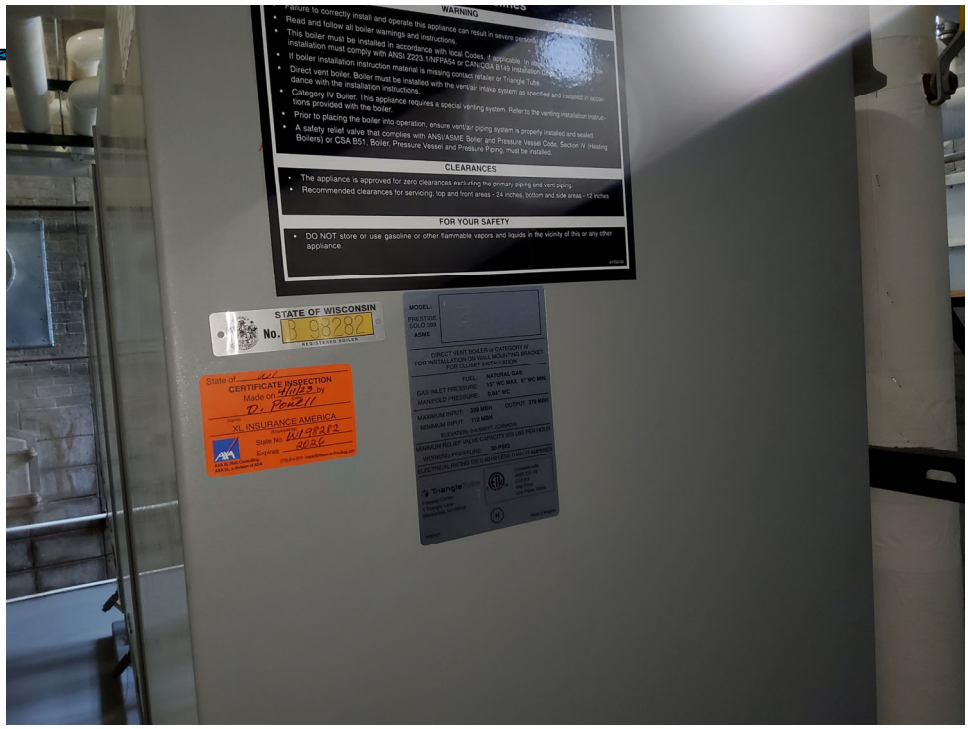


Photo 14:

Location:

Along north exterior wall of north wing

Description:

Intake and exhaust vents for boilers, other HVAC piping and conduit.

Photo 15:

Location:
Boiler room

Description:
Grundfos circulating pump, type UPS 43-44 FC, late model.

Photo 16:

Location:
Boiler room

Description:
Trane control units.

Photo 17:

Location:
Boiler room

Description:
Boiler water circulating pump.

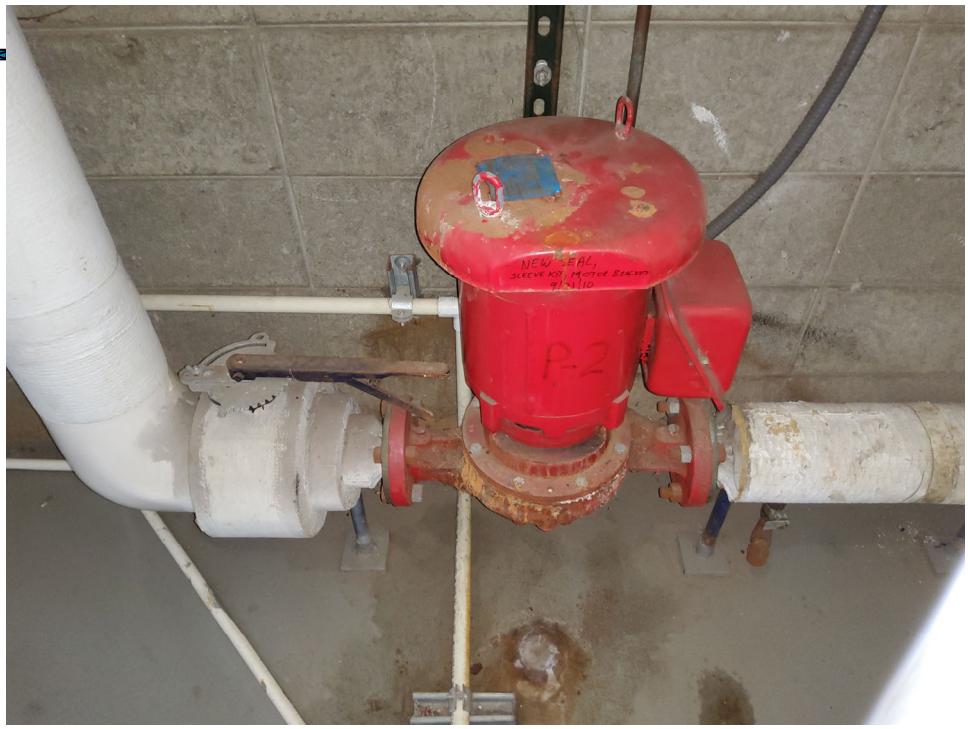


Photo 18:

Location:
Boiler room

Description:
ITT Bell & Gossett air separator, label indicated age 34 years.

Photo 19:

Location:
Boiler room

Description:
Expansion tank supplied by Hydro-Flo.

Photo 20:

Location:
Boiler room

Description:
Wall fittings from old boiler.

Photo 21:

Location:
Main office

Description:
Carrier Fan Coil Unit (FCU), model 40MAHBQ18XA3, label indicated age 4 years.

Photo 22:

Location:
Main level kitchen

Description:
Carrier FCU, model not identified.

Photo 23:

Location:
Lower level office and classrooms

Description:
Fujitsu FCU, model ASU24CL, estimated age 19 years.

Photo 24:

Location:
Lower level office and classrooms

Description:
Another Fujitsu FCU.

Photo 25:

Location:

Lower level office and classrooms

Description:

Portable A/C unit used where Fujitsu split system was not functioning.

Photo 26:

Location:

Upper landing at sanctuary northeast corner

Description:

Trane FCU, model Climate Changer, estimated age 35 years.

Photo 27:

Location:

Upper landing at sanctuary northeast corner

Description:

Bell & Gossett circulating pump motor, model PL-45, estimated age 14 years.

Photo 28:

Location:

Upper landing at sanctuary northeast corner

Description:

Marathon fan motor, catalog number C1160, estimated age 20 years.

Photo 29:

Location:

Upper landing at sanctuary northeast corner

Description:

Motor starters, disconnects and Trane controller.

Photo 30:

Location:

Upper landing at sanctuary northeast corner

Description:

Control panel.

Note: No active alarms.

Photo 31:

Location:
Sanctuary

Description:
HVAC grille at east end.

Photo 32:

Location:
Sanctuary

Description:
HVAC discharge grilles.

Photo 33:

Location:

Lower level west utility room

Description:

Trane FCU, model Climate Changer, estimated age 37 years.

Photo 34:

Location:

Lower level west utility room

Description:

Bell & Gossett circulating pump motor, model PL-45, label indicated age 14 years.

Photo 35:

Location:

Lower level west utility room

Description:

Control panel.

Note: No active alarms, but had a manual override and temperature discrepancy.

Photo 36:

Location:

Lower level south utility room

Description:

Trane FCU, model Climate Changer, estimated age 37 years.

Note: Fan bearing noise indicated immediate service required.

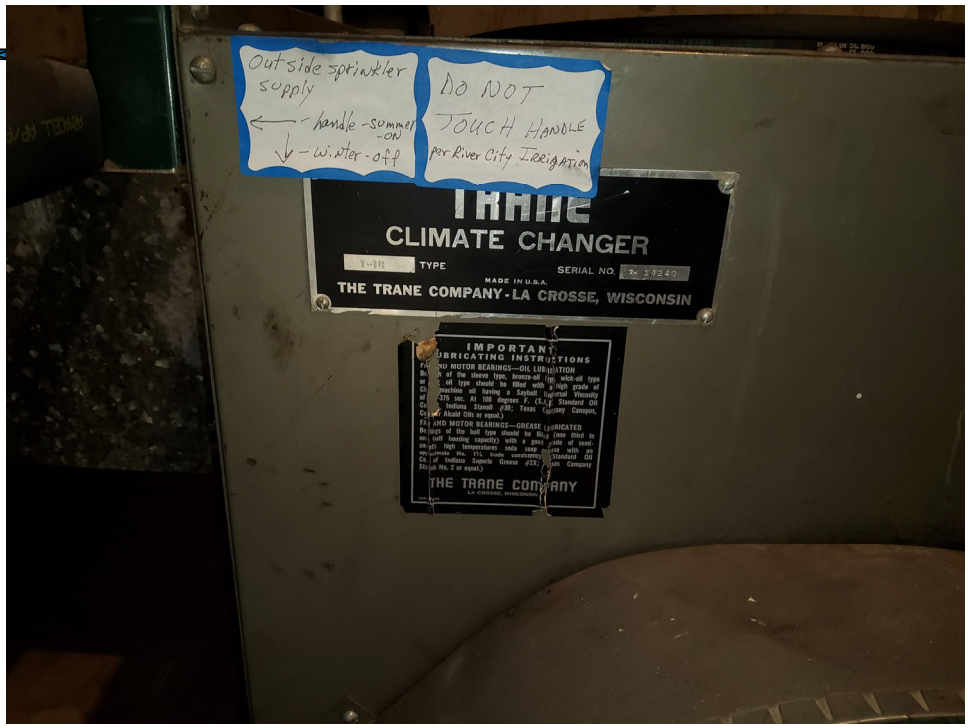


Photo 37:

Location:

Lower level south utility room.

Description:

Bell & Gossett circulating pump motor, model PL-45, label indicated age 5 years.

Photo 38:

Location:

Lower level south utility room

Description:

Fan motor.

Note: Tag not located in readable position.

Photo 39:

Location:

Lower level south utility room

Description:

Control panel.

Note: No active alarms.

Photo 40:

Location:

Below north wing roof deck, southeast corner

Description:

HVAC duct work.

Photo 41:

Location:
Community room south wall

Description:
HVAC grille.

Photo 42:

Location:
Community room south wall storage closet

Description:
Carrier FCU.

Photo 43:

Location:
Community room south wall storage closet

Description:
Carrier FCU, model F84CNF060, label indicated age 13 years.

Photo 44:

Location:
Main level hallway

Description:
HVAC terminal unit.

Photo 45:

Location:
Main level family bathroom

Description:
HVAC terminal unit.

Photo 46:

Location:
Sanctuary

Description:
HVAC terminal units.

Photo 47:

Location:
Main level men's room

Description:
HVAC terminal unit

Photo 48:

Location:
Lower level office and classrooms

Description:
Trane HVAC terminal unit.

Photo 49:

Location:

Lower level office and classrooms

Description:

Another HVAC terminal unit.

Note: Exposed wiring.

Photo 50:

Location:

Lower level pipe chase

Description:

All pipes insulated and in good condition.

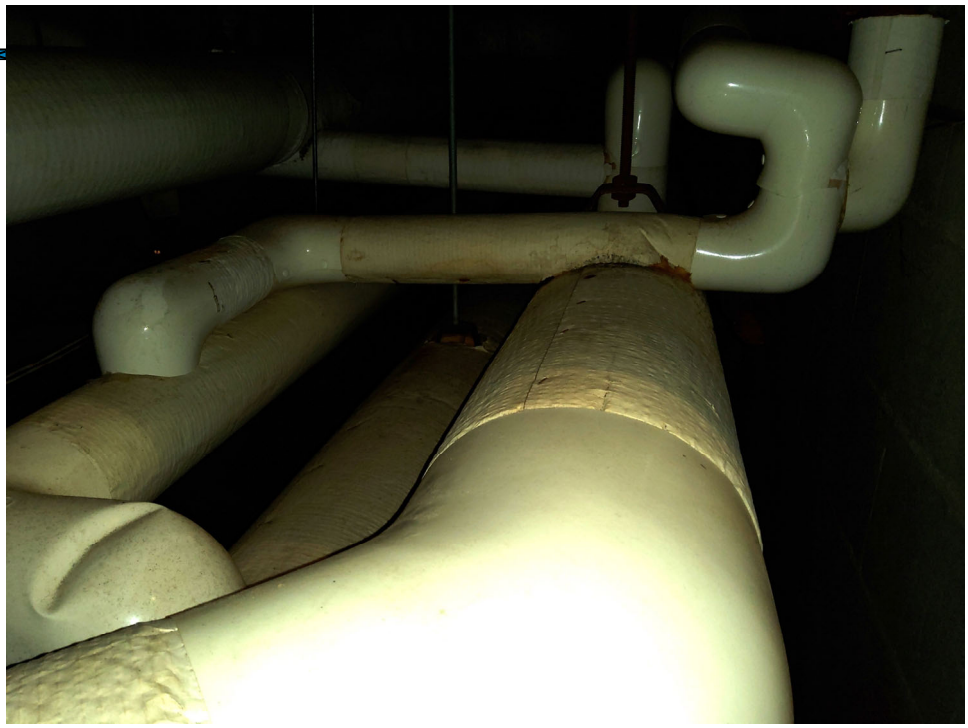


Photo 51:

Location:
North wing roof

Description:
Thermotek power ventilator, model DR30HTH, label indicated age 11 years.

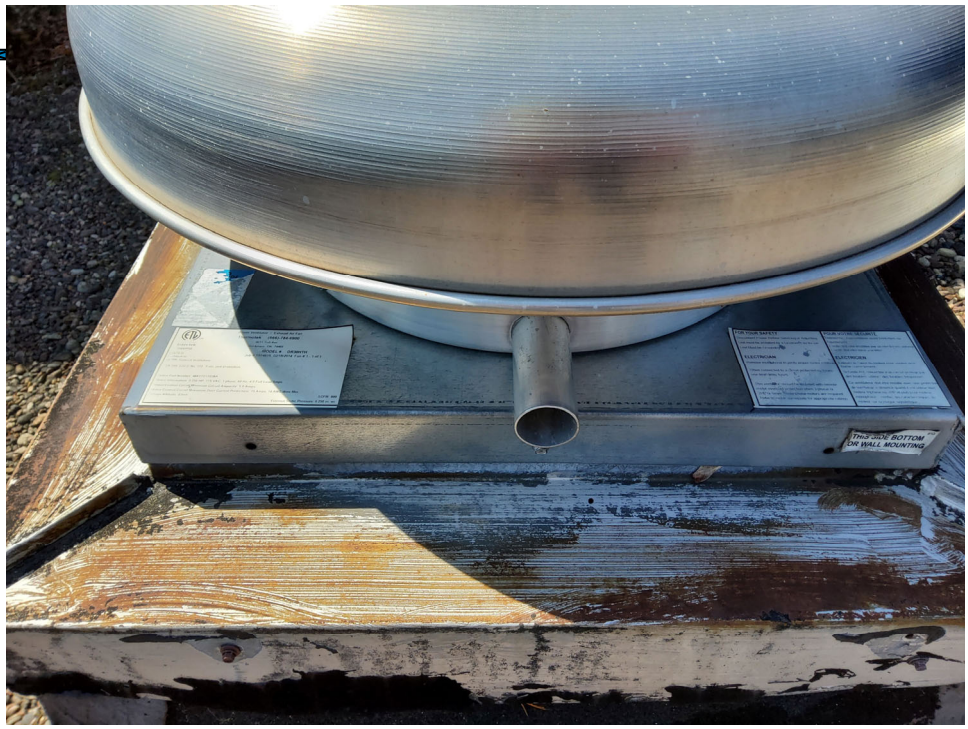


Photo 52:

Location:
Sanctuary roof

Description:
Servall Ventilator Units, date of manufacture unknown.

Photo 53:

Location:
Main level hallway

Description:
Elevator landing.

Photo 54:

Location:
Elevator equipment room

Description:
MEI elevator power unit.

Photo 55:

Location:

Elevator equipment room

Description:

A.O. Smith drive motor manufacturer plate.

Note: No serial number stamped, but late model.

Photo 56:

Location:

Elevator equipment room

Description:

Control panel.

Photo 57:

Location:
Boiler room

Description:
Water softener, water heater, and circulating pump.

Photo 58:

Location:
Boiler room

Description:
Hellenbrand water softener system, model H-100, late model.

Photo 59:

Location:

Boiler room

Description:

A.O. Smith natural gas water heater with power vent, model GPHE 50, label indicated age 14 years.

Photo 60:

Location:

Boiler room

Description:

Trane water heater control panel.

Note: Discrepancy between set point and supply temperature.

Photo 61:

Location:
Main level kitchen

Description:
Hatco dishwasher water heater, model C-12, estimated age 28 years.

Photo 62:

Location:
Main level kitchen

Description:
Vulcan electric range and Bunn beverage unit.

Photo 63:

Location:
Main level kitchen

Description:
Vulcan electric convection oven.

Photo 64:

Location:
Lower level kitchen

Description:
Electric range and Hobart dishwasher.

Photo 65:

Location:
Lower level kitchen

Description:
Hobart dishwasher, model UM-4D, label indicated age 41 years.

Photo 66:

Location:
Copy room

Description:
Electrolux refrigerator, model FRAE2024AW6, label indicated age 1 year.

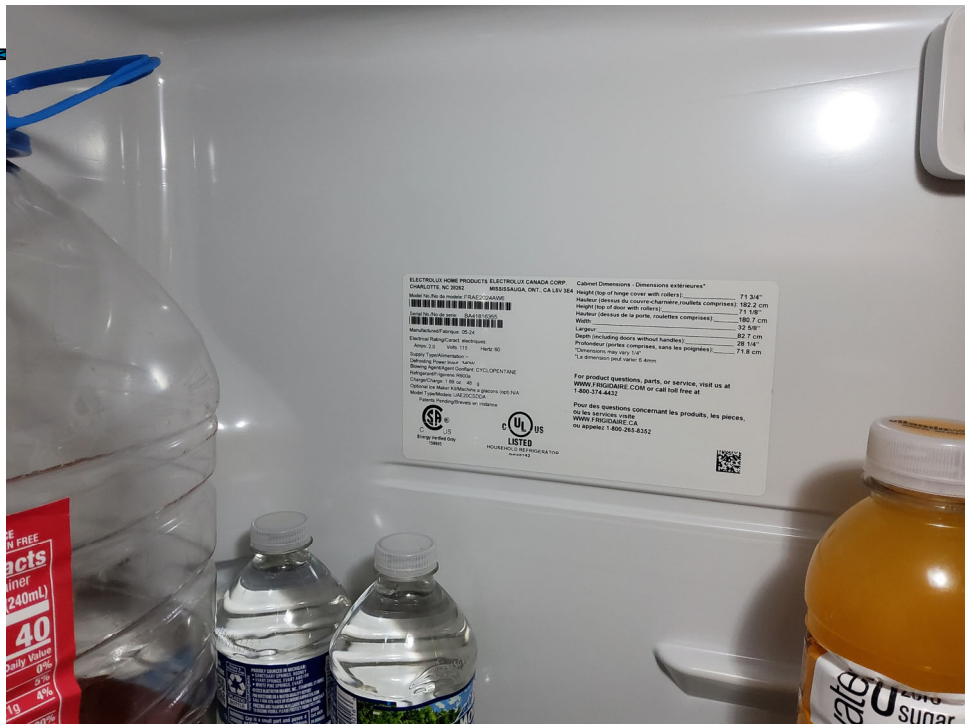


Photo 67:

Location:
Upper hallway near organ loft

Description:
Westinghouse blower motor for pipe organ, model ALDP, estimated age 70 years.

Photo 68:

Location:
Boiler room

Description:
Sump pump system.

Photo 69:

Location:

Boiler room

Description:

Baldor sump pump motor, model VL3510, late model.

Photo 70:

Location:

Along north exterior wall of north wing

Description:

Natural gas service entrance.

Electrical (includes distribution system and terminal components)

Observations: *(All Measurements Nominal and Approximate)*

The utility service, consisting of single-phase power, was supplied by a transformer on a pole east of the north building wing. The pole and primary wire appeared aged and were in close proximity to a tree. The service entered the building underground via cables through two weatherheads. The plastic coating was peeling from the cable insulation.

The utility cables entered a Square D main switch, rated at 230V and 800A, located in an electrical room accessed from the boiler room. It fed a Square D main panelboard with switches rated at 30A, 100A, 200A, and 400A. Two Square D QO breaker panels, a Square D “Multi-Breaker” panel, and two Cutler-Hammer breaker panels were located adjacent to the panelboard. Also in this area was electrical metering and other assorted equipment.

The upper landing at the northeast corner of the sanctuary, where a Fan Coil Unit (FCU) was located, had electrical disconnect switches and power conditioners related to the A/V system.

An upper-level hallway above the front entrance had fused switches and various lighting controls, as well as fixtures for decorative lighting and signage. In a room near the organ loft, a Square D QO breaker panel and motor starters were located. While equipment ranged in estimated age from 60 years to late model, all appeared to be well maintained and in good condition.

The main level featured a kitchen with electric appliances, including a stove and convection oven. A Square D QO breaker panel was located there. The sanctuary featured various types of lighting and A/V equipment. Hallways and offices had various types of lighting fixtures, and a Square D Multi-Breaker panel.

The lower level had an elevator equipment room with a Square D QO breaker panel. Two more Square D QO panels were located in hallways. One panel was fed from an empty legacy panel used as a splice cabinet. Classrooms and other areas featured Ground Fault Interrupter (GFI) outlets at appropriate locations.

The building exterior featured a variety of lighting, some with motion and/or photo sensors. Ground and rooftop A/C condenser units were fed from disconnect panels, some featuring integrated GFI outlets. Other weather protected GFI outlets were located along walls. An outside outlet on a parapet wall over the sanctuary roof appeared to have a photo sensor integrated, with roofing material sealed around it.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. The plastic coating peeling from utility cable insulation is not a concern as it is not part of the insulation material.

2. While electrical room equipment ranged in estimated age from 65 years to late model, all appeared to be well maintained and in good condition. If the area continues to be kept clean and dry, these components should last indefinitely.

3. Equipment in the upper level landing appeared to be in good condition.

4. While main level equipment ranged in estimated age from 65 years to late model, all appeared to be well maintained and in good condition. Unless components such as breakers become unreliable, no attention should be required.

5. All lower level equipment and fixtures were late model and in good condition.

6. All exterior equipment and fixtures were in good condition.

Recommendations:

1. The tree in close proximity to the utility pole should be trimmed to prevent interference with wires and cables. The utility pole and primary supply wire are due for replacement/upgrade by the utility.

2. While presenting no safety concerns, the fused switch configuration in the upper hallway should be modernized to standard switches fed by a circuit breaker subpanel.

3. The outlet above the sanctuary roof may not comply with the National Electrical Code. Knowledge of the installation or destructive testing would be required for evaluation.

Photo 1:

Location:

East of north building wing

Description:

Electrical service entrance at utility pole.

Photo 2:

Location:

Utility pole

Description:

Detail of single-phase primary supply wire.

Note: Aged condition of wire and pole, proximity to tree.

Photo 3:

Location:

Utility pole

Description:

Detail of secondary supply cables and weatherheads.

Note: Condition of cables not of concern - peeling material is plastic coating, not electrical insulation.

Note: Proximity to tree.

Photo 4:

Location:

Electrical room (accessed from boiler room)

Description:

Overview of main electrical service panels and disconnects.

Photo 5:

Location:
Electrical room

Description:
Square D main disconnect switch, rated 800 Amps, estimated age 65 years.

Photo 6:

Location:
Electrical room

Description:
Metering equipment and dedicated Cutler-Hammer (Eaton) breaker panels, late model.

Photo 7:

Location:
Electrical room

Description:
Square D QO breaker panel, estimated age 50 years.

Photo 8:

Location:
Electrical room

Description:
Square D main panel board, upper section, estimated age 65 years.

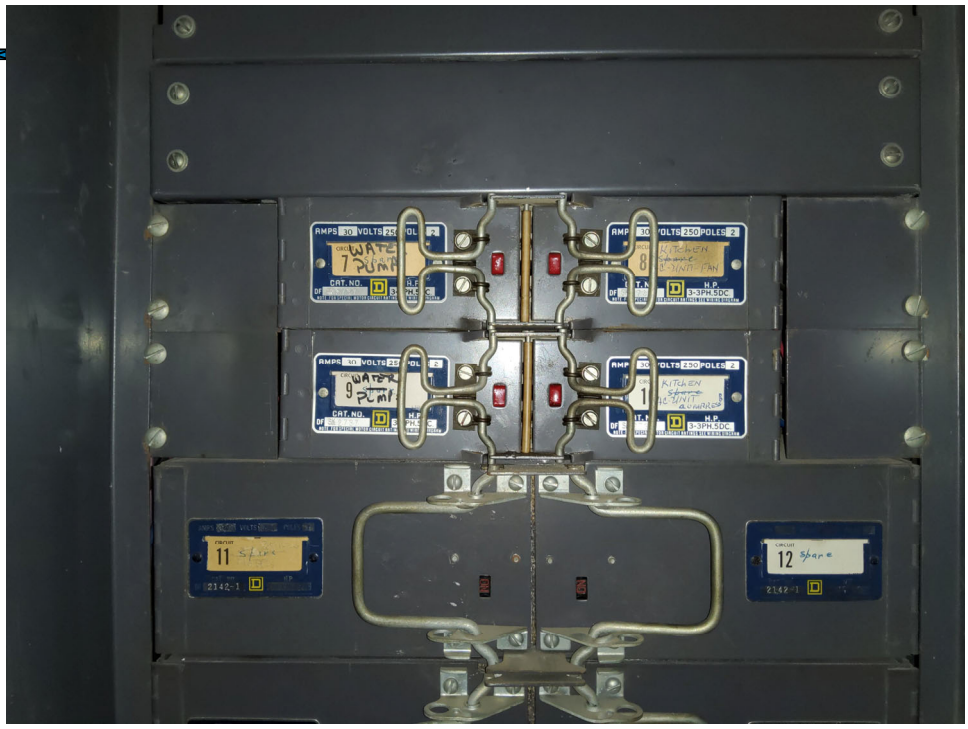


Photo 9:

Location:
Electrical room

Description:
Square D main panel board, middle section.

Photo 10:

Location:
Electrical room

Description:
Square D main panel board, lower section.

Photo 11:

Location:
Electrical room

Description:
Square D accessory panel.

Photo 12:

Location:
Electrical room

Description:
Square D QO breaker panel, late model.

Photo 13:

Location:

Electrical room

Description:

Square D “Multi-Breaker” panel, estimated age 65 years.

Photo 14:

Location:

Upper landing at sanctuary northeast corner

Description:

Disconnect switch and power conditioners.

Note: ETA Systems model ETA-20SH, late model.

Photo 15:

Location:

Upper hallway above front entrance

Description:

Fused switches for various lighting.

Photo 16:

Location:

Upper hallway above front entrance

Description:

Typical lighting fixtures.

Photo 17:

Location:

Upper hallway near organ loft

Description:

Square D QO breaker panel, late model. Square D motor starters, estimated age 60 years.

Photo 18:

Location:

Main level kitchen

Description:

Square D QO breaker panel, late model.

Photo 19:

Location:
Main level hallway

Description:
Square D “Multi-Breaker” panel, estimated age 65 years. Breakers estimated age 50 years.

Photo 20:

Location:
Lower level elevator equipment room

Description:
Square D QO breaker panel, late model.

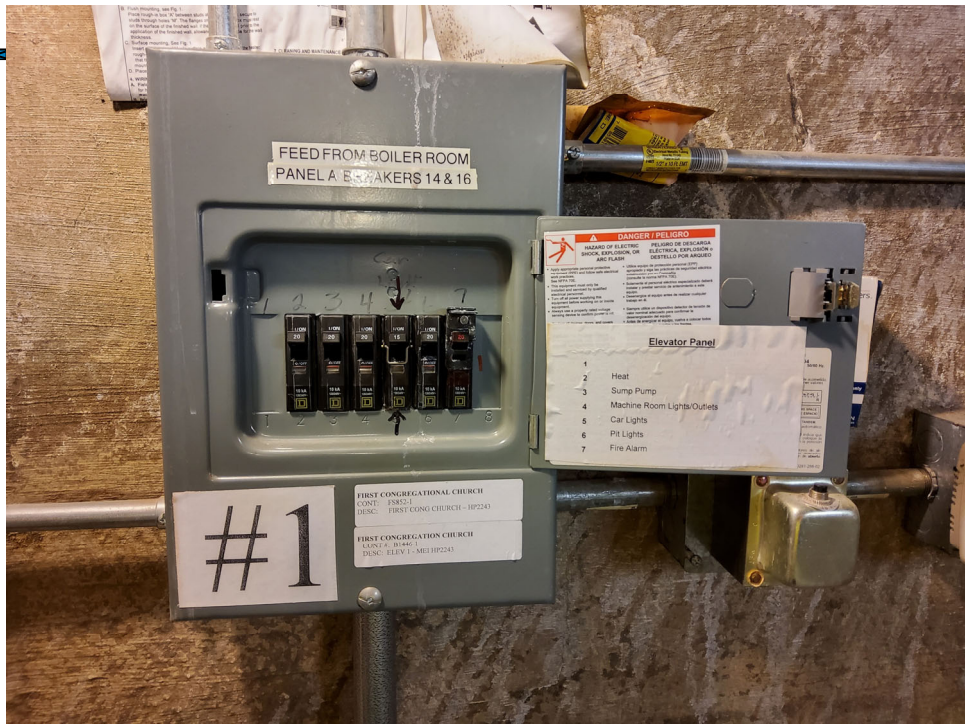


Photo 21:

Location:
Lower level hallway

Description:
Square D QO breaker panel, late model.

Photo 22:

Location:
Lower level hallway

Description:
Square D QO breaker panel, late model.

Photo 23:

Location:

Lower level hallway

Description:

Legacy empty electrical panel adapted to newer panel with spliced wire and cable.

Photo 24:

Location:

Lower level classroom

Description:

Typical Ground fault Interrupter (GFI) outlet.

Photo 25:

Location:
Exterior wall

Description:
Typical motion activated spotlight.

Photo 26:

Location:
Exterior wall

Description:
Exterior light fixture.

Photo 27:

Location:
Exterior wall

Description:
A/C disconnect and weather protected outlet.

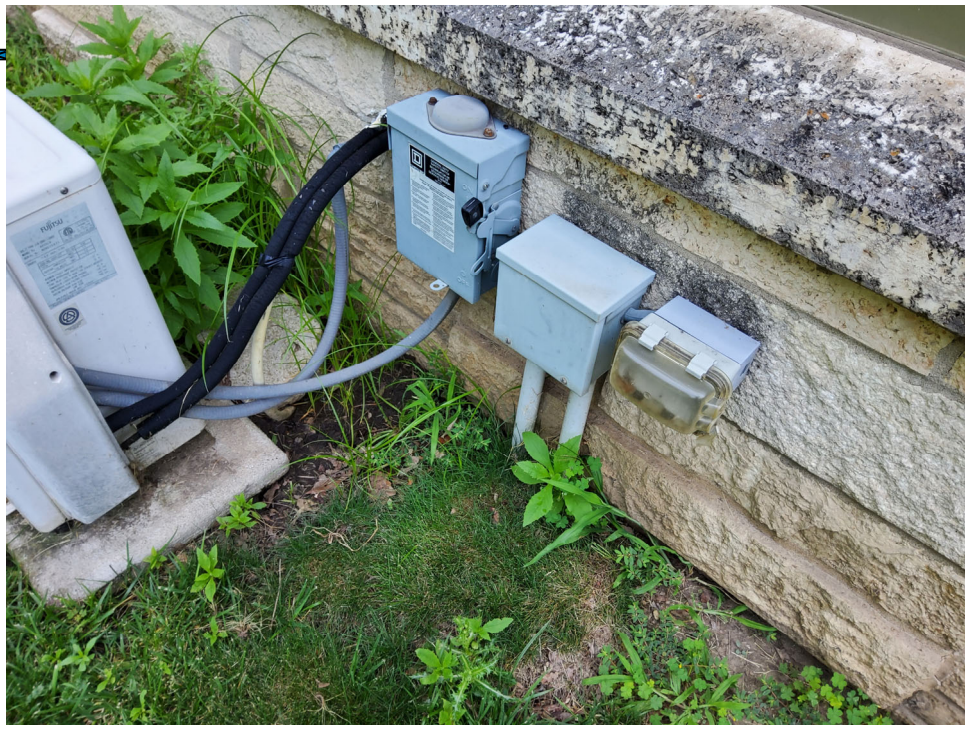


Photo 28:

Location:
Lower roof at sanctuary northeast corner

Description:
A/C disconnect with GFI outlet.

Photo 29:

Location:
West wing roof

Description:
A/C disconnects.

Photo 30:

Location:
Sanctuary roof

Description:
Exterior outlet appears to have photo sensor integrated.

Plumbing (not including water system equipment or boiler system)

Observations: *(All Measurements Nominal and Approximate)*

The underside of the roof deck on the south end of the north wing had roof drain piping passing through it. No signs of leakage were observed.

The main level had a men's room, a women's room, an office bathroom, and a family bathroom with typical fixtures. The men's and women's rooms were equipped with automatic flush valves. The majority of drain piping was PVC, with exception. The office restroom lavatory drain piping was metal and exhibited signs of corrosion.

A floor level mop basin was located in a utility closet near the main level hallway. It relied on the adjacent Concrete Masonry Unit (CMU) walls to collect splashes. Mortar repairs were evident around the basin.

The main level kitchen featured an automatic dishwashing unit with a waste grinder, as well as a stainless dual sink. The dishwashing unit was not operated. All items appeared clean with no evidence of leakage.

The lower level kitchen had a stainless dual sink with disposal. The disposal was not operated. Drain piping was a mix of PVC and metal. All items appeared clean with no evidence of leakage.

The lower level classrooms and office had stainless single or dual sinks. Drain piping was PVC. All items appeared clean with no evidence of leakage.

A lower level janitor closet had an older style enameled metal utility sink with integral drain pipe. It appeared corroded with some moisture present around the drain pipe at floor level.

The lower level had a men's room and a women's room with typical fixtures. The women's room was equipped with automatic flush valves. Lavatories had metal drain piping which exhibited signs of corrosion.

Cast iron soil piping observed in the boiler room was clean with no evidence of leaks or joint seepage. A collection system for kitchen drain waste appeared clean, as did an enameled metal utility sink with PVC drain piping.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. The observable roof drain piping was in good condition.

2. All main level bathroom items, including observable supply lines, valves, and drain piping were in good condition, with the exception of metal drain piping in the office restroom with signs of corrosion.

3. The CMU walls surrounding the main level utility mop basin are at risk of being compromised by exposure to water.

4. Main and lower level kitchens were in good condition with no observable issues.

5. The utility sink in the lower level janitor closet was compromised and starting to leak.

6. Lower level bathroom items, including observable supply lines and valves were in good condition, with the exception of metal drain piping in the restrooms with signs of corrosion.

7. Boiler room piping and fixtures were in good condition.

Recommendations:

1. Metal lavatory drain piping in the main level office restroom and lower level restrooms should be replaced with PVC to prevent future corrosion related issues.

2. The mop basin in the main level janitor closet should have poly splashproof material applied to the walls around it with sealant at all joints to prevent damage to CMU walls.

3. The utility sink and related plumbing in the lower level janitor closet should be replaced to prevent future leak issues.

Photo 1:

Location:
Underside of roof deck, south end of north wing

Description:
Piping from roof drains.

Photo 2:

Location:
Main level men's room

Description:
Lavatory.

Photo 3:

Location:
Main level men's room

Description:
Urinal with automatic flush valve.

Photo 4:

Location:
Main level men's room

Description:
Toilet with automatic flush valve.

Photo 5:

Location:
Main level women's room

Description:
Lavatory.

Photo 6:

Location:
Main level women's room

Description:
Toilet with automatic flush valve.

Photo 7:

Location:

Main level family restroom

Description:

Lavatory and toilet with manual flush valve.

Photo 8:

Location:

Main level family restroom

Description:

Supply lines and drain piping.

Photo 9:

Location:

Main level office restroom

Description:

Lavatory with supply lines and drain piping, toilet with manual flush valve.

Photo 10:

Location:

Main level utility closet

Description:

Mop basin and water supply.

Note: Mortar repairs.

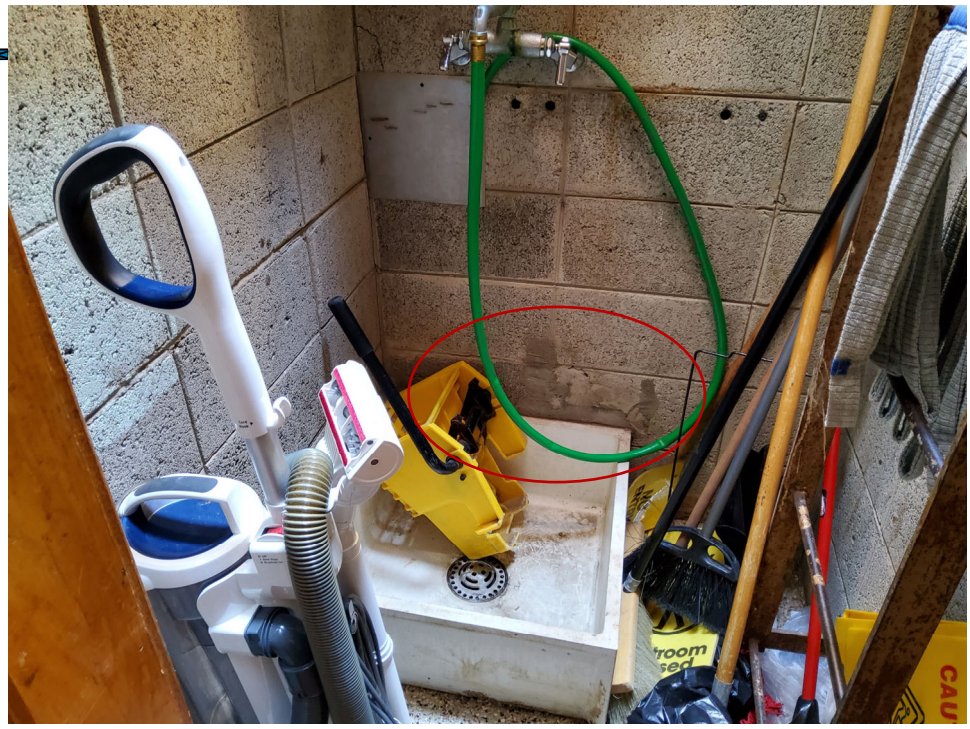


Photo 11:

Location:
Kitchen

Description:
Overview of dish washing area.

Photo 12:

Location:
Kitchen

Description:
Automatic washing spray arms.

Photo 13:

Location:
Kitchen

Description:
Waste grinder.

Photo 14:

Location:
Kitchen

Description:
Dual sink.

Photo 15:

Location:
Kitchen

Description:
Supply lines and drain piping.

Photo 16:

Location:
Lower level kitchen

Description:
Sink.

Photo 17:

Location:
Lower level kitchen

Description:
Supply lines, drain piping and disposal.

Photo 18:

Location:
Lower level classroom

Description:
Typical sink.

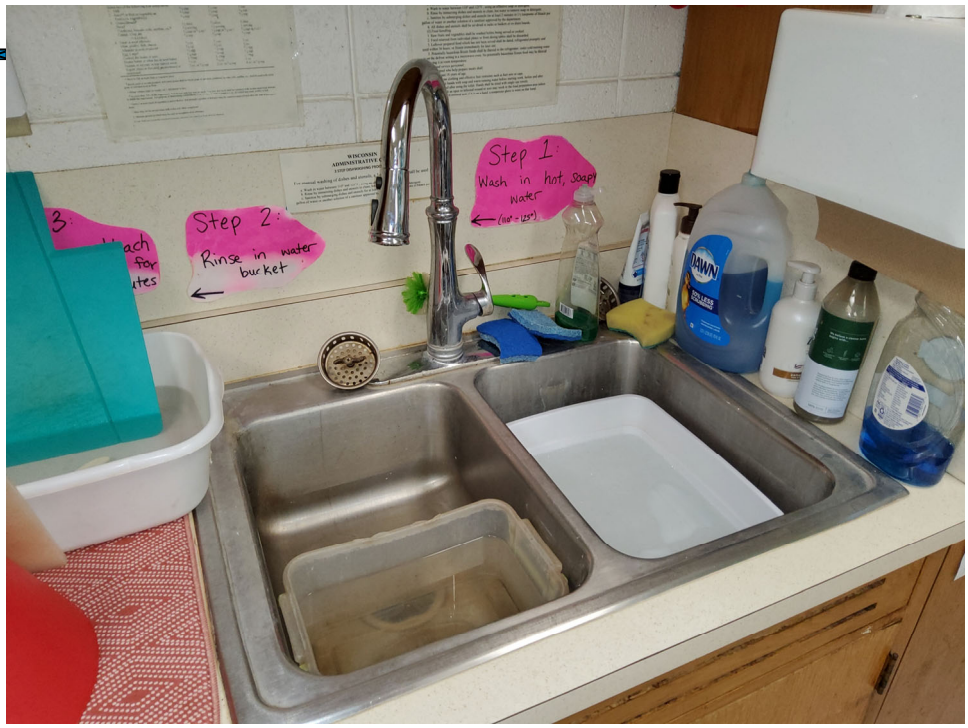


Photo 19:

Location:

Lower level classroom

Description:

Typical supply lines and drain piping.

Photo 20:

Location:

Lower level janitor closet

Description:

Enameled metal utility sink.

Note: Moisture at floor.

Photo 21:

Location:
Lower level men's room

Description:
Lavatories.

Photo 22:

Location:
Lower level men's room

Description:
Supply lines and drain piping.

Photo 23:

Location:
Lower level men's room

Description:
Urinals with manual flush valves.

Photo 24:

Location:
Lower level men's room

Description:
Toilet with manual flush valve.

Photo 25:

Location:
Lower level women's room

Description:
Lavatories.

Photo 26:

Location:
Lower level women's room

Description:
Supply lines and drain piping.

Photo 27:

Location:
Lower level women's room

Description:
Toilet with automatic flush valve.

Photo 28:

Location:
Boiler room

Description:
Soil piping.

Photo 29:

Location:
Boiler room

Description:
Kitchen waste collection system.

Photo 30:

Location:
Boiler room

Description:
Utility sink with drain piping.

Interior Finishes

Observations: *(All Measurements Nominal and Approximate)*

The main hallway from the front entrance to the community room, as well as a side hallway towards the chapel, featured clay tile flooring, brick veneer walls with wood trim, wood doors, an acoustic tile ceiling, and furniture in a sitting area. Water stains were noted on the sitting area ceiling west end. All other items were in good condition.

The upper hallway above the main entrance featured Vinyl Composite Tile (VCT) flooring, brick veneer or Concrete Masonry Unit (CMU) walls, and drywall or suspended ceilings. Decorative glass inserts were set into the brick veneer in ten places. Near the elevator landing, one ceiling panel was missing, exposing a loose section of armor shielded electrical cable. All other items were in good condition.

The sanctuary featured a high vaulted ceiling with laminated wood beams and acoustic ceiling tiles, brick veneer walls with large windows on the north wall, laminate flooring under wood pews, and carpeting in the other areas. One aisle carpet stain was noted. The ceiling above the altar appeared to be textured plaster. Water stains were noted in two areas on this ceiling. All other items were in good condition.

The community room featured laminated wood beams, a suspended ceiling, floor carpeting, vinyl wallpaper with large windows on the east wall, wood trim and doors, and cafeteria style tables and chairs. All items were in good condition.

The lower level hallways, office, and classrooms had CMU walls, VCT flooring, wood doors and trim, wood closets and storage units, and a suspended ceiling. Cafeteria style tables and chairs were located in the central hallway area. The classrooms had large windows on exterior walls. The east and west vestibules featured storefront style glass doors and mosaic floor tile. Some mosaic tiles and grout appeared worn or chipped. All other items were in good condition.

The lower level conference room had acoustic ceiling tiles, floor carpeting, and brick veneer on one wall with a medium sized window. Other rooms had various combinations of these features. In the activity room, a large carpet seam separation was noted in the center of the room. All other items were in good condition.

Conclusions:

Based on our investigation, training and experience, to a reasonable degree of engineering certainty, our opinions are the following:

1. With the exception of ceiling water stains, there were no concerns with main hallway items.

2. With the exception of the missing ceiling tile, there were no concerns with upper hallway items.

3. With the exception of a carpet stain and ceiling water stains, there were no concerns with sanctuary items.

4. There were no concerns with community room items.

5. With the exception of mosaic tile floors in vestibules, there were no concerns with lower level hallway, office, or classroom items.

6. With the exception of the activity room carpet seam, there were no concerns with other lower level room items.

Recommendations:

1. The water stains on the sitting area ceiling are addressed in the Roof and Façade sections and those recommendations should be followed.

2. The ceiling panel in the upper hallway should be replaced.

3. The mosaic floor tile in the lower level vestibules should have spot repairs where needed and the areas regrouted.

4. The water stains on the altar ceiling are addressed in the Roof and Façade sections and those recommendations should be followed.

5. The carpet stain in the sanctuary aisle should be deep cleaned as soon as possible to prevent deterioration of the carpet fibers and backing material.

6. The separated carpet seam in the activity room should be mended by a qualified carpet installer to prevent further damage or possible injury to occupants.

Photo 1:

Description:

Layout of main and lower Levels

Photo 2:

Description:

Main hallway north view

Photo 3:

Description:

West wing view towards chapel

Photo 4:

Description:

Main office

Photo 5:

Description:

Sitting area and sanctuary entrance to east

Photo 6:

Description:

Ceiling above west end of sitting area

Note: Water stains.

Photo 7:

Description:

Upper hallway above front entrance

Photo 8:

Description:

Upper elevator landing

Note: Missing ceiling tile, loose armor shielded electrical cable.

Photo 9:

Description:
Sanctuary ceiling

Photo 10:

Description:
Ceiling above altar
Note: Water stains.

Photo 11:

Description:

Ceiling along south wall of altar

Note: Water stains.

Photo 12:

Description:

Laminate flooring and wood pews

Photo 13:

Description:
Main aisle carpeting

Photo 14:

Description:
Carpet stain

Photo 15:

Description:

Community room, north view

Photo 16:

Description:

Community room, south end east view

Photo 17:

Description:

Lower level north wing hallway to classrooms and office, north view

Photo 18:

Description:

Open area at south end of hallway

Photo 19:

Description:

East vestibule

Note: Defects in mosaic tile and grout.

Photo 20:

Description:

West vestibule

Note: Defects in mosaic tile and grout.

Photo 21:

Description:
Typical classroom ceiling

Photo 22:

Description:
Vacant classroom

Photo 23:

Description:
Conference room

Photo 24:

Description:
Jam room

Photo 25:

Description:

Activity room, west view

Note: Separated carpet seam.

Photo 26:

Description:

Toddler room

Photo 27:

Description:
Nursery

Closing & Certification:

We, the undersigned, certify to the best of our knowledge and belief;

i. The statements of fact contained in this report are true and correct.

ii. We have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.

iii. Our engagement in this assignment was not contingent upon developing or reporting pre-determined results.

iv. Our compensation for completing this assignment is not contingent upon the development or reporting of a pre-determined outcome that favors the cause of our client.

v. This report is *not* a construction document and is not meant to be used for the purpose of acquiring building permits.

vi. We reserve the right to provide additional or amended opinions should further information become available regarding this matter.

Following is a photographic record highlighting the issues and concerns discussed in this report. If you have any questions, please do not hesitate to call our office.

Sincerely,

Building Envelope Consultants, Ltd.

Grant Fuhr, EIT
Project Manager

Scott K. Mann, PE
BECTest General Manager