

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
Askeaton Church			
3.0	Structure		
	Foundation/W all	N/A	No major structural defects were noted. 3.2.1 Some expected settling has occurred. 3.2.2 Water damage to the north side was noted. 3.2.3
	Roof	Immediate	Lateral bracing or collar ties* are missing from the roof joists. 3.2.5 Re-support roof deck. 3.3.5
4.0	Electrical		
	Distribution Equipment	Immediate	Several double-tap circuits* were noted in the kitchen panels. Additional circuits or an auxilliary panel should be provided. 4.2.6; Electrical distribution equipment repairs are recommended. 4.3.6 For safety reasons, electrical improvements should be considered High Priority. 4.2.11
	Sub Panels	High Priority	Sub panels are not isolated. Ground wires must be separated from the neutral wires to provide a proper ground system for the sub panels. 4.2.6
	Branch Wiring	Immediate	Exposed wires on the walls should be protected in rigid conduit and connections made within approved junction boxes. 4.2.9; Electrical distribution wiring repairs are recommended. 4.3.9 For safety reasons, electrical improvements should be considered High Priority. 4.2.10
5.0	Heating		
	Hot Water System Capacity	N/A	The building is heated by 2 hot water boilers with a combined output of 924,00 BTUS. 5.1 This heating capacity is considered to be at the low end of the acceptable range. 5.2.1
	Operating Status	Immediate	System was observed in operation. 5.2.5 The #2 boiler has a cracked water jacket and is not operational. 5.2.6 Replace damaged boiler. 5.3.6 The #1 boiler requires servicing. 5.3.5

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
7.0 Ventilation			
	Exhaust Fans Added to Restrooms	Immediate	Exhaust fans should be provided in washrooms. 7.3.1
8.0 Plumbing			
	Supply	N/A	Adequate water pressure appears to be available. 8.2.1 No active leaks noted. 8.2.2
	Waste	Immediate	There was no septic system found. It is suspected that the waste is discharged into the ravine on the north side of the complex. Install septic system
	Sump Pump	N/A	Sump pump operated properly when tested. 8.2.5
	Water Heater	N/A	Water heater is approximately 4yrs old. These units typically last 15 years. 8.2.7
	Fixtures	N/A	Plumbing fixtures are older, but in serviceable condition. 8.2.9
9.0 Roofing			
	Asphalt Shingles	N/A	Asphalt-shingle roof covering is in satisfactory condition. 9.2.1 Shingles are estimated to be 10 - 15 yrs old, 9.2.2 with a life expectancy of 30yrs or more. 9.2.3 Shingles in some places have lifted and should be resealed. 9.2.4
	Sacristy Roof	Immediate	The roof needs repair over the sacristy. 9.2.5 General roof repairs are needed. 9.2.6
	Drainage	N/A	Aluminum gutters and downspouts are in satisfactory condition.
	Masonry Chimney	N/A	There is one masonry chimney that is used for the boilers. 9.1 Exterior chimney is in serviceable condition. 9.2.8

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
10.0 Interior			
	Walls, Doorjamb, Floors	N/A	Walls are relatively plumb, doorjambes are square, floors reasonably level. 10.2.2 Some doorjambes are slightly out of square and floors not entirely level. 10.2.3 Not to be considered out of the ordinary. 10.2.4
	Walls, Ceilings and Floors	Immediate	Some of the walls, ceilings and floors show cosmetic imperfections. 10.2.5 Water stains were noted in some locations. 10.2.6 Damaged ceiling tiles should be replaced. 10.3.6
	Basement Leakage	N/A	Minor moisture seepage noted in some areas of basement. 10.2.9 No serious structural damage has occurred. 10.2.12
	Ground Around Building	Immediate	Ground around building should be sloped to promote natural drainage of surface water away from the walls. 10.2.13; The grading around the building needs to be corrected. 10.3.15
	Stairwell	N/A	Stairwells are generally in good condition. 10.2.18
11.0 Exterior			
	Walls - Exterior Brickwork	N/A	Exterior brickwork is in good condition. 11.2.1 Settlement cracks in the brick particularly around windows and doors are typical and should not cause alarm. 11.2.2
	Wall Expansion Joints	N/A	The caulking in the exterior wall expansion joints is deteriorated and should be renewed. 11.2.4
	Personnel Doors	N/A	Entrance doors are in good condition. 11.2.5 Some doors require trimming or adjustments to work freely. 11.2.7
	Windows	Immediate	Wood windows are in satisfactory condition. Caulking around the entrance door window is deteriorated and should be renewed. 11.2.10 Recaulking windows recommended. 11.3.10
	Windows - Sills	N/A	Leakage noted below some windows. Caulk on exterior. If caulking insufficient, sill may need to be modified. 11.2.14

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area		Action Needed	Timeframe	Inspector Notes
		Porch/Deck	Immediate	Front porch is in mild disrepair, but considered serviceable. 11.2.15 Concrete steps are deteriorated and need repair. 11.2.16 Front steps need to be repaired. 11.3.16
		Grading	N/A	Grading is poor. 11.2.17 Grading improvements needed around all of building to protect structure from excessive moisture. 11.2.18
		Sidewalk	Immediate	The poured-concrete sidewalk is in poor repair and will need major improvement or replacement. 11.2.20. Sidewalk has settled and needs to be sloped away from the building. 11.2.21
		Asphalt Paving	Immediate	The asphalt paving is in poor repair and will need major improvement or replacement. 11.2.22. Depressions in the asphalt should be repaired. 11.2.23 Large cracks should be sealed with an asphalt slurry. 11.2.24 Areas of surface deterioration should be renewed. 11.2.25
12.0 Insulation				
		Wall Insulation	N/A	Presence of insulation in the exterior walls could not be verified. Possible that there is little or no insulation present. 12.1
		Attic Insulation	Immediate	Fiberglass insulation rated at approx. R-19/24 noted in attic. 12.1 Amount of insulation is below modern standards. 12.2.1 Provide insulation in attic. 12.3.1
		Ventilation	N/A	Attic is ventilated by the bell tower and a ridge vent. 12.1 Attic ventilation is considered marginally adequate.

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
Greenleaf Church			
3.0 Structure			
	Overall Structure	N/A	No major structural defects were noted. 3.2.1 Normal settling has occurred 3.2.2
	Foundation/Wall	Immediate	Water damage to the foundation was noted in northwest corner. 3.2.3 Parge* coat should be provided. 3.3.3
4.0 Electrical			
	Distribution Equipment	Immediate	Several double-tap circuits* were noted in sacristy panel. Additional circuits or an auxilliary panel should be provided. 4.2.6; Electrical distribution equipment repairs are recommended. 4.3.6 For safety reasons, electrical improvements should be considered High Priority. 4.2.10
	Branch Wiring	Immediate	Knob-and-tube* wiring throughout the building is in suspect condition and should be repaired or replaced. 4.2.7; Electrical distribution wiring repairs are recommended. 4.3.7 For safety reasons --> High Priority 4.2.10
	Exposed Wiring	N/A	Exposed (non-metallic/sheathed) wiring on walls should be protected in conduit. Missing cover plates in the basement should be replaced. 4.2.7
	Loose Wiring	N/A	Loose wiring in the basement requires additional fasteners. All electrical connections should be made within approved junction boxes. 4.2.7
	Grounding	N/A	The electrical system should be properly grounded to the CCST Stainless Steel gas lines. 4.2.9
	Wiring	N/A	For safety reasons, electrical improvements should be considered high priority. 4.2.10
5.0 Heating			
	Forced Air System	N/A	Building is heated by two gas-fired, high-efficiency furnaces which are approx. 8yrs old. 5.1; 5.2.3
	Operating Status	Immediate	Heat distribution appears adequate. 5.2.8 The heating units require servicing. 5.2.6; 5.3.6

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
6.0 Air Conditioning			
	AC Units	Next Few Years	Units are approx. 20 yrs old with an average life span of 12 - 20yrs on the compressor. May need to replace in next few years. 6.2.6; 6.3.6
	Coils	Immediate	Refrigerant lines are missing insulation. This should be improved/serviced. 6.2.9; 6.3.4
7.0 Ventilation			
	Exhaust Fans Added to Restrooms	Immediate	Exhaust fans should be provided in washrooms. 7.3.1
8.0 Plumbing			
	Supply	N/A	Appreciable drop in water flow noted when two faucets flowing and toilet flushed. 8.2.1 No active leaks. 8.2.3
	Waste	N/A	No active leaks noted. 8.2.4
	Venting	N/A	An S-trap was noted in the waste plumbing below sink in sacristy. 8.2.5
	Sump Pump	N/A	Sump pump operated properly when tested. 8.2.6
	Fixtures	N/A	Plumbing fixtures are older, but in serviceable condition. 8.2.7 There is no hot water heater. 8.1 Improvements recommended include securing the restroom toilet to the floor and considering replacing older faucets in restrooms and sacristy. 8.2.8
	Limitations	N/A	Plumbing considered to be in good condition. Evaluation of well, submersible pump, septic system and water quality were beyond the scope of this assessment. Local health unit should be contacted for advice in this regard. 8.4
9.0 Roofing			
	Rubber Membrane of roof	Immediate	EPDM rubber membrane is in poor condition. 9.2.1 This type of system has life expectancy of 15-20 yrs. 9.2.2 The EPDM roof at the front entrance needs repair or replacement. 9.2.3; 9.3.3
	Metal Panel Roofing	N/A	Metal panel roof is considered to be in good condition. 9.2.4

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
	Small Roof	Immediate	Small metal roof above the north entrance needs to be repaired or replaced. 9.26; 9.3.3
	Drainage	N/A	The aluminum gutters and downspouts are in good condition. 9.2.7
10.0 Interior			
	Walls, Doorjamb, Floors	N/A	Walls are relatively plumb, doorjamb are square, floors reasonably level. 10.2.2 Some doorjamb are slightly out of square and floors not entirely level. 10.2.3 Not to be considered out of the ordinary. 10.2.4
	Walls, Ceilings and Floors	N/A	Some of the walls, ceilings and floors show cosmetic imperfections. 10.2.5
	Ground Around Building	Immediate	Ground around building should be sloped to promote natural drainage of surface water away from the walls. 10.2.11; 10.3.13
	Stairwells	N/A	Stairwell is in good condition.
11.0 Exterior			
	Walls - Exterior Brickwork	Two Years	Exterior brickwork is in need of repointing*. 11.2.2; 11.3.2 Some bricks will have to be replaced. 11.2.3 Settlement cracks in the brick particularly around windows and doors are typical and should not cause alarm. 11.2.4
	Walls - Wood Cladding	N/A	Wood cladding* needs attention to improve weather tightness. 11.2.6
	Personnel Doors	N/A	Entrance doors are in good condition and operate properly. 11.2.8 There is a damaged door on the north side that should be replaced. 11.2.9
	Windows	Immediate	Windows are in poor condition. 11.2.10 North side windows have rotted sashes. 11.2.11 The wood trim around the windows requires repainting. 11.2.12 Replace windows. 11.3.13
	Windows - Seals	N/A	Many windows have lost their seal and condensation has formed between glazing. These windows need to be replaced only for cosmetic reasons. 11.2.13

* Please See Glossary on Last Page

N/A = No Timeframe Available

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
	Windows - Sills	N/A	Leakage noted below some windows. Caulk on exterior. If caulking insufficient, sill may need to be modified. 11.2.14
	Woodwork	Immediate	Some exterior woodwork requires repair before repainting. 11.2.16 Paint and repair wood siding. 11.3.8
	Grading	Immediate	Grading is poor. 11.2.17 Grading improvements needed around all of building to protect structure from excessive moisture. 11.2.18; 11.3.19
	Stone Planter	N/A	The stone planter on the north side should be removed. It is poorly made and doesn't have a frost footing. It is damaging the front foundation wall. 11.2.20
	Sidewalk	N/A	The poured concrete sidewalk on east side is in good condition. 11.2.21

12.0 Insulation

	Wall Insulation	N/A	Presence of insulation in the exterior walls could not be verified. Possible that there is little or no insulation present. 12.1 Cost-effectiveness of adding insulation is questionable. 12.2.2
	Attic Insulation	Immediate	Fiberglass insulation rated at approx. R-13 noted in sacristy attic. 12.1 Amount of insulation is below modern standards. 12.2.3 Provide insulation in sacristy. 12.3.3
	Ventilation	Immediate	Attic ventilation is marginally adequate. 12.2.4 Provide additional ventilation for sacristy. 12.3.5 This would help prevent condensation in winter and keep cooler in summer. 12.2.5

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
Wrightstown Church			
3.0	Structure		
	Foundations/ Walls	N/A	Some settling has occurred as can be expected in any building. Minor settlement of foundation was noted. 3.2.2
	Lintels* - Scrape, Clean & Repaint	Immediate	Lintels* above the windows and doors are corroded and deformed. This is not a major structural concern, but ongoing need for periodic repairs should be anticipated. Lintels should be scraped, cleaned and repainted. 3.3.3 This will minimize future corrosion which causes cracking in masonry above windows. Replacement of steel is not warranted at this time. 3.2.3
	Lintels* - Replacement	Immediate	Lintels* above windows and doors on the east façade are badly corroded and deformed. Replacement of steel lintels is likely to be necessary within the next few years. A structural specialist should be consulted. 3.2.4
	Localized Masonry Replacement	Next few years	Brick replacement likely to be necessary within the next few years. A structural specialist should be consulted. 3.2.4
4.0	Electrical		
	Distribution Equipment	Immediate	Several double-tap circuits* were noted in several panels. Additional circuits or an auxilliary panel should be provided. 4.2.6; Electrical distribution equipment repairs are recommended. 4.3.6 For safety reasons, electrical improvements should be considered High Priority. 4.2.11
	Branch Wiring	Immediate	Knob-and-tube* wiring in the attic is in suspect condition. 4.2.9; Electrical distribution wiring repairs are recommended. 4.3.9 For safety reasons --> High Priority . 4.2.11 [Note: Knob-and-tube wiring is supposed to be kept from touching any combustible material (see glossary). In this church attic, the knob-and-tube wiring is buried in a sawdust-type of insulation.]

* Please See Glossary on Last Page

N/A = No Timeframe Available

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
	Grounding	N/A	Because of interior finishes, it could not be verified that the electrical system is properly grounded. 4.2.10
	Wiring	N/A	For safety reasons, electrical improvements should be considered high priority. 4.2.11
5.0	Heating		
	Hot Water System	N/A	The building is heated by 2 hot water boilers with a combined output of 630,00 BTUS. 5.1
	Life Expectancy/ Operational Status	N/A	Boilers are approx. 8yrs old 5.2.2 and typically last 15-20yrs. 5.2.3 System was observed while in operation. 5.2.5 The boiler requires servicing. 5.2.8
	Pumps	N/A	The circulating pump is noisy & requires servicing. 5.2.7
7.0	Ventilation		
	Exhaust Fans Added to Restrooms	Immediate	Exhaust fans should be provided in washrooms. 7.3.1
8.0	Plumbing		
	Water Supply	N/A	Adequate water pressure 8.2.1; No leaks in supply pipes 8.2.2
	Waste	N/A	No leaks noted in waste piping 8.2.3
	Sump Pump	N/A	Sump pump operates properly 8.2.4
	Water Heater	N/A	Water heater approximately one year old. These units typically last 15 years. 8.2.6
	Fixtures	N/A	Plumbing fixtures operated satisfactorily. 8.2.8
	Limitations	N/A	Plumbing considered to be in good condition. Evaluation of well, submersible pump, septic system and water quality were beyond the scope of this assessment. Local health unit should be contacted for advice in this regard. 8.4
9.0	Roofing		
	Rubber Membrane of roof	N/A	EPDM rubber membrane is in good condition. 9.2.1 Under 5 years old. 9.2.2 Life expectancy of 20 years or more. 9.2.3

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
	Asphalt Shingles	N/A	Asphalt shingle roof covering is in good condition. 9.2.5 Shingles are estimated to be under 5 years old. 9.2.6 Life expectancy of roof covering is 20 years or more. 9.2.7
	Masonry Chimney No Longer Used	Very Low Priority	Could be removed down to a level below the roofline. 9.2.10
10.0	Interior		
	Walls, Doorjambs, Floors	N/A	Walls are relatively plumb, doorjambs are square, floors reasonably level. 10.2.2
	Walls, Ceilings and Floors	N/A	Some of the walls, ceilings and floors show cosmetic imperfections. 10.2.3
	Chapel Ceiling	Immediate	Mildew was noted on the ceiling of the nave. 10.2.4 Recommend that an environmental engineer perform indoor air quality tests. 10.3.4
	Basement Leakage	N/A	Evidence of minor moisture seepage noted in basement in the form of efflorescence*. 10.2.6-7 No serious structural damage has occurred. 10.2.9
	Ground Around Building	Immediate	Ground around building should be sloped to promote natural drainage of surface water away from the walls. 10.2.10 Correct grading around the building. 10.3.10
	Stairwell	Immediate	Repair damaged stairs at east entrance. 10.2.15 10.3.15

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

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11.0	Exterior		
	Walls	Immediate	Exterior brickwork is in fair condition. 11.2.1 Localized repointing* (tuck-pointing*) required on all sides of the building façade. 11.2.2; 11.3.2
	Brickwork - All Sides	Immediate	Exterior brickwork needs repointing* (tuck-pointing*). 11.2.3 ; 11.3.2 Some bricks will need to be replaced. 11.2.4 Settlement cracks in the brick particularly around windows and doors are typical and should not cause alarm. 11.2.5
	Brickwork - East Façade	Immediate	Brickwork on east façade is at or below grade level, causing excessive absorption of moisture. This can lead to damage to the brickwork as a result of the freeze/thaw cycle. 11.2.7 Spalling* of brickwork noted at various locations. Localized repairs are required to the brickwork here. 11.2.8; 11.3.2
	Windows	Immediate	Windows are in fair condition. 11.2.11 Caulking around windows is deteriorated and should be renewed. 11.2.13 (If caulking proves insufficient, sills may have to be modified. 11.2.18) Wood trim around windows needs repainting. 11.2.15 Paint and repair wood siding. 11.3.15 (Replacement windows may be the best long-term solution. 11.2.14)
	Woodwork	N/A	Exterior woodwork needs refinishing. 11.2.19
	Grading	N/A	Grading improvements should be made along south side. See 10.2.10 above
	Sidewalk	N/A (Should this be an "Immediate" due to being a trip hazard?)	Poured concrete sidewalk on west side is in mild disrepair. Sidewalk in present state is considered to be a trip hazard. 11.2.23
	Asphalt	Immediate	Asphalt paving is in serviceable repair. 11.2.24 Large cracks in the asphalt should be sealed with an asphalt slurry. 11.2.25; 11.3.24

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

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12.0	Insulation		
	Walls	N/A	Presence of insulation in exterior walls could not be verified. Quite possible that little or no insulation is present. 12.1
	Attic	Discretionary	Amount of attic insulation is below modern standards (cellulose valued at approx. R-19). 12.2.1 Insulation uneven and should be arranged. 12.2.2 Insulation should be provided in attic. 12.3.2 For safety reasons --> High Priority
	Ventilation	N/A	Attic ventilation is considered adequate. 12.2.3

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
Parish Center - Greenleaf			
3.0	Structure		
	Foundations/ Walls	Immediate	Minor cracks were noted in the basement foundation. 3.2.3 These cracks should be repaired with mortar and monitored for any further signs of movement. 3.2.4/3.3.4
	Roof	N/A	Lateral bracing is missing from the roof joists. 3.2.5
	Lintels*	Immediate	The lintels above the windows and doors in the brick façade are corroded and deformed. 3.2.6 Replacement of this steel is not warranted at this time, but the steel should be scraped clean and repainted to minimize future corrosion. 3.2.6/3.3.6
4.0	Electrical		
	Distribution Equipment	Immediate	Electrical distribution equipment repairs needed. 4.3.7
	Branch Wiring	Immediate	Missing cover plates in the plumbing access corridor should be replaced. 4.2.8/4.3.8
	Closing	N/A	For safety reasons, electrical improvements should be considered high priority . 4.2.10
5.0	Heating		
	Hot Water System	Immediate	Office building is heated by a gas-fired hot water system with an output of 198,000 BTU's per hour. 5.1 Service heating equipment. 5.3.4
	Life Expectancy/Op erational Status	Two Years	The boiler is approximately 20 years old. 5.2.2 This unit is approaching the end of its useful life. 5.2.5 Replace older boiler as necessary. 5.3.5
	Chimney/Flue	Immediate	The chimney has a clay tile liner. 5.2.8 A liner will most likely be required. A qualified serviceperson should be consulted. 5.2.7 Resize the chimney. 5.3.8
	Heat Distribution	Immediate	The heat distribution is considered to be fair. 5.2.11 Asbestos pipe wrap should be removed by a certified contractor. 5.2.12/5.3.12

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

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7.0	Ventilation		
	Roof-Mounting Exhaust Fans	Immediate	Roof-mounted exhaust fan was not operational. A service person should be contacted. 7.2.2 Replace older roof mounted exhaust fans as necessary.
	Washroom	N/A	An exhaust fan should be provided in the washroom. 7.2.3
8.0	Plumbing		
	Water Supply	N/A	Galvanized steel pipe suffers interior corrosion that results in low pressure and eventually leakage. 8.2.4 Replacement of the galvanized steel pipe within the building will improve the pressure. This should be performed when leaks appear or the pressure drop becomes excessive.
	Waste	N/A	Evidence of past leakage was noted in the waste piping below the rest rooms.
	Sump Pump	N/A	Sump pump operated properly when tested.
	Water Heater	N/A	Water heater is approximately 2 years old.
	Fixtures	Immediate	Openings in shower grout joints should be sealed promptly in the office bathroom. 8.2.11 The faucet set in the girl's room is inoperative and should be repaired or replaced. 8.2.11 Plumbing fixture repairs. 8.3.11
9.0	Roofing		
	Other Membranes	N/A	The EPDM rubber membrane appears to be in poor condition. 9.2.1 The flat roof membranes were not properly installed. This has caused water to leak into the roof deck and rot it out.
	Asphalt Shingles	Immediate	The asphalt shingle roof covering is considered to be in poor condition. 9.2.5 The asphalt shingle roof covering on the north slope should be replaced. 9.2.10 General roof repairs are needed. 9.3.10
	Drainage	Immediate	Galvanized steel gutters and downspouts are in fair condition. 9.2.12 Existing leaks should be repaired without delay. 9.2.13 Some gutter realignment may be necessary. 9.2.14 Repair gutter system. 9.3.14

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
	Masonry Chimneys	Immediate	Exterior chimney brickwork is in poor condition. 9.2.20 The west chimney should be rebuilt from roof up. 9.2.21 The chimney cap should be repaired to provide a good waterproof seal. 9.2.22 The east chimney is no longer in use and could be removed to a level below the roofline when reroofing. 9.2.23 Masonry chimney repairs. 9.3.19
10.0	Interior		
	Walls, Doorjamb, Floors	N/A	Walls are relatively plumb, doorjamb are square, floors reasonably level. 10.2.1
	Walls, Ceilings and Floors	Immediate	Water stains were noted in various locations. 10.2.5 Replace water damaged ceiling tiles. 10.3.5
	Basement Leakage	N/A	Evidence of moisture seepage was noted throughout the basement. 10.2.8
	Ground Around Building	Immediate	Ground around building should be sloped to promote natural drainage of surface water away from the walls. 10.2.10; It is recommended that the grading improvements be undertaken as a first step, and the situation monitored to determine whether the tiles and Grading around the building needs to be corrected. 10.3.12
	Flooring	Immediate	Remove asbestos flooring. 10.3.8
11.0	Exterior		
	Walls	Immediate	The exterior brickwork is in need of repointing*. 11.2.2 Caulking in the exterior wall and expansion joints is deteriorated and should be renewed. 11.2.4 Brick cladding is in need of repair at the southwest corner. It is pulling away from the building and needs repair. 11.2.5 Need to replace damaged masonry at southwest corner. 11.3.5
	Personnel Doors	N/A	The entrance doors are in serviceable condition. 11.2.6

* Please See Glossary on Last Page

N/A = No Timeframe Available

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

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	Windows	Immediate	Many windows have lost their seal and condensation has formed between the glazing. 11.2.10 Evidence of leakage was noted below some windows. Corrective action would include caulking improvements on the exterior. If caulking isn't sufficient, sills may have to be modified. 11.2.11 Re-caulk windows and expansion joints. 11.3.4
	Woodwork	N/A	The exterior woodwork is in need of refinishing. 11.2.12
	Porch/Deck	N/A	The footings supporting the east porch roof show evidence of movement. While rebuilding is not considered necessary at present, the source of the water that is influencing the porch footings needs to be remediated. 11.2.13
	Grading	Immediate	The grading is considered to be poor. 11.2.14 Grading improvements should be undertaken along all sides of the building. This will help protect the building structure from excessive moisture. 11.2.15 Grading improvements will minimize leakage into the basement. 11.2.16 Window wells may have to be provided when regrading. 11.2.17 Grading improvements all around the building are needed. 11.3.15
	Sidewalk	N/A	The poured concrete sidewalk at the north side is in serviceable repair.
	Asphalt	Immediate	The depression on the asphalt should be repaired. 11.2.20 The large cracks in the asphalt should be sealed with an asphalt slurry. 11.2.21 Localized areas of surface deterioration at the northside should be renewed. 11.2.22 Asphalt paving renewal at north side is needed. 11.3.19
12.0	Insulation		
	Walls	N/A	The cost-effectiveness of adding insulation to walls is questionable. 12.2.2
	Attic	Immediate	The amount of attic insulation is below modern standards. 12.2.3 Need to provide insulation in the attic. 12.3.3

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
	Ventilation	Immediate	Attic ventilation is considered marginally adequate. 12.2.5 Attic ventilation should be improved to provide at least one square foot of overall ventilation for every 300 square fee of attic space. 12.2.6 Need to provide additional ventilation for attic. 12.3.4

ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES

Area	Action Needed	Timeframe	Inspector Notes
St Clare School - Wrightstown			
3.0	Structure		
	Foundation/Wall	Immediate	Repair cracks in east foundation wall & monitor for future movement. 3.3.5 Bowing of the west foundation was noted. 3.2.2 Cracks should be repaired with mortar. 3.2.4
	Roof	N/A (No time frame given)	Repair and paint lintels*. 3.3.5 Replacement of the steel is not warranted at this time, but the steel should be scraped clean and repainted to minimize future corrosion. 3.2.5
4.0	Electrical		
	Distribution Equipment	N/A	The distribution equipment is well arranged, for the most part. 4.2.5
	Branch Wiring	Immediate	Missing cover plates in the basement should be replaced. 4.2.8 This should be considered high priority for safety reasons. 4.2.10
5.0	Heating		
	Capacity	N/A	No problems are suspected with the heating capacity. 5.2.1
	Operating Status	N/A	System was shut down for summer, not observed in operation. 5.2.5
	Valves and Piping	Immediate	Remove asbestos like pipe wrap by certified contractor 5.2.11
	Valves and Piping	Immediate	Evidence of past leakage noted near pump valves. 5.2.8 Service/repair should be undertaken as part of maintenance. 5.3.8
7.0	Ventilation		
	Roof-Mounting Exhaust Fans	Within 5 Yrs	Replace older roof-mounted exhaust fans. 7.3.1 These fans are approximately 20 yrs old with a typical life expectancy of 20 years. Updating may be needed within the next 5 yrs. 7.2.2

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
8.0 Plumbing			
	Supply	N/A	Replacement of galvanized steel pipe in building will improve pressure. Should be done when leaks appear or pressure drop becomes excessive. 8.2.1 Galvanized steel pipe should be replaced with copper during any kitchen or bathroom remodel. 8.2.4
	Waste	Immediate	Evidence of past leakage noted in the waste piping below the restrooms. 8.2.6 Repair leaking waste pipe in basement. 8.3.6
	Water Heater	N/A (?)	Evidence of back drafting of water heater (exhaust gases venting into living spaces). This is a safety issue and should be evaluated by a plumber. 8.2.10
	Fixtures	Immediate	Replacement of the missing plumbing fixtures in the washroom is required. The loose faucet set on the kitchen should be re-secured; loose sinks in restroom should be re-secured; men's room toilet should be better secured to the floor. 8.2.11
	Limitations	N/A	Plumbing considered to be in good condition. Evaluation of well, submersible pump, septic system and water quality were beyond the scope of this assessment. Local health unit should be contacted for advice in this regard. 8.4
9.0 Roofing			
	Raised Seam Metal Roofing	Immediate	Minor repairs should be undertaken to ensure weather tightness. Caulking of the seams is needed. 9.2.3/9.3.3
	Drainage	N/A	Steel gutters and downspouts are in satisfactory condition. 9.2.4 Some gutter realignment may be necessary. 9.2.5
	Metal Chimneys	N/A	Metal chimneys are in good condition. 9.2.8
	Other Membranes	Immediate	EPDM rubber membrane on entrance cover is in poor condition. 9.2.9 Membrane is 20+ years old 9.2.10 with an average life expectancy of 15-20yrs. 9.2.11 The membrane is not properly adhered to the metal drip edge at the perimeters. This should be repaired. 9.2.12/9.3.12

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
10.0 Interior			
	Walls, Doorjamb, Floors	N/A	Walls are relatively plumb, doorjamb are square, floors reasonably level. 10.2.2
	Walls, Ceilings and Floors	N/A	Some of the walls, ceilings and floors show cosmetic imperfections. 10.2.3
	Ceiling Tiles	Immediate	Water stains were noted in some areas on ceiling tiles. 10.2.5/10.3.5
	Basement Leakage	N/A	Evidence of moisture seepage noted in basement in the form of efflorescence*, staining and wet areas. 10.2.8/10.2.9 No serious structural damage has occurred. 10.2.11
	Ground Around Building	Immediate	Ground around building should be sloped to promote natural drainage of surface water away from the walls. 10.2.12; A grade of one inch per foot for at least the first six feet is recommended. 10.12.12 Grading around the building needs to be corrected. 10.3.12
	Stairwell	N/A	The stairwell is generally in satisfactory condition. 10.2.17
	Flooring	Immediate	Remove asbestos flooring. Pg 20 of School Assessment.
11.0 Exterior			
	Walls - Exterior Brickwork	N/A	Localized repointing* is required at the north facade. 11.2.2
	Walls - Expansion Joints	Immediate	The caulking in the exterior wall expansion joints is deteriorated and should be renewed. 11.2.5/11.3.2
	Personnel Doors	N/A	Entrance doors are in satisfactory condition. 11.2.7
	Windows	N/A	Window are in good condition for the most part. 11.2.9
	Grading	Immediate	Grading improvements should be undertaken along the east and west sides. This will help protect the building structure from excessive moisture. 11.2.12

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area		Action Needed	Timeframe	Inspector Notes
		Sidewalk	N/A	The poured-concrete sidewalk at the front and east sides is in satisfactory condition. 11.2.13
		Asphalt Paving	N/A	Depressions on the asphalt should be repaired. 11.2.15 Large cracks in the asphalt should be sealed with an asphalt slurry. 11.2.16
		Asphalt Paving	Immediate	Localized areas of surface deterioration at the west side should be renewed. Correct the slope of the driveway. 11.2.17/11.3.17 The driveway slopes towards the building. Pg 33
12.0 Insulation				
		Wall Insulation	N/A	Presence of insulation in exterior walls could not be verified. It is quite possible that little or no insulation is present. The cost effectiveness of adding insulation is questionable. 12.2.1
		Roofing Insulation	Discretionary	Improve roof insulation when reroofing. 12.3.2

**ASSESSMENT REPORT 2017
PREPARED FOR ST CLARE CAMPUSES**

Area	Action Needed	Timeframe	Inspector Notes
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GLOSSARY OF TERMS USED

CLADDING	Cladding is the material placed over another material to act as a covering.
COLLAR TIE	A collar tie is a horizontal connector in the uppermost third of sloped rafters. It is used to prevent rafters from separating from the beams; which causes structural failure from uneven weight of snow, excessive winds, etc. & causes the roof to begin to collapse and/or the walls to bulge.
DOUBLE-TAP CIRCUIT	A double tap occurs when two wires are connected to a circuit breaker that is only designed to accept one wire.
EFFLORESCENCE	Efflorescence is the white powdery substance on the surfaces of unsealed concrete and the white blush seen with sealed floors. Efflorescence is caused by vapor migrating through the slab bringing soluble salts to the surface of the concrete.
NOB-&-TUBE	Knob-and-tube wiring is electrical wiring in buildings commonly used from about 1880 to the 1930s. It is a single conductor, ungrounded system, where electricity is brought in with copper wires that are covered with rubber insulation and cloth sheathing. Porcelain knobs were used to secure the wires in place and keep them from touching any combustible surfaces.
LINTEL	A lintel is a structural piece that is placed across the openings of doors, windows etc. It takes the load coming from the structure above it to help support the weight.
PARGING	This method is used to cover a stone/block wall with plaster or mortar providing structural cohesiveness where the mortar has begun to fail.
REPOINTING	<i>See Tuckpointing</i>
SPALLING	Spalling is a result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off. Eventually, spalling can cause crumbling and the destruction of a structure.
TUCKPOINTING	Tuckpointing (also known as Repointing) is used in masonry repair that involves filling gaps between mortar and brick.