

Reinhardt Associates, Inc. conducted an Architectural and Structural analysis of the existing observable building and site conditions on January 28th, February 1ST and March 7th, 2005. RAI's analysis also included reviews of previous building reports and studies. RAI found the 1998 Study prepared by Suzanne Carlson to reflect the previous progression of additions and renovations and this information is not repeated here. Generally the building was found to be in good condition with some deficiencies that will be further described.

The Building envelope was generally intact and serviceable. The slate roof, wood clapboard and wood windows afforded good weather protection although all exterior surfaces have weathered considerably given their appearance and presumed age. The Building's foundation system is in reasonably good shape and is further discussed in the Structural Engineer's Analysis.

The Building's interior has undergone several renovations some of which have caused significant damage and/or elimination of important historic architectural elements and is more fully repeated in the Conditions Survey portion of this study. The observable interior surfaces, materials and elements appear in good to very good condition with some exceptions that will be further discussed.

Exterior Observed Deficiencies:

- Extensive surface decay of unprotected wood surfaces.
- On-going repairs to wood trim at North corner of upper portico.
- Partial to complete paint failure on all exposed surfaces including siding, trim, facias, soffits, columns, metal railings, steel fire escape and brick surfaces.
- Severely deteriorated brick and mortar foundations.
- Slate roof tiles exhibit some surface degradation with some delamination of surfaces especially in areas of observable biological growths.
- Observable sag and deflection in roof deck. Significant crowning of ridge at roof truss locations.
- Exterior window glazing putty is mostly missing or broken. Some broken window glass. Screens missing from aluminum storm windows.
- Refer to Conditions Survey / Treatment recommendations for further information.
- Asphalt surfaces have many cracked, broken area most likely from frost and poor drainage.
- Rear drive area is unpaved and heavily pitted.

Interior Basement Observed Deficiencies:

- Interior brick bearing walls and brick foundation walls have severely deteriorated mortar joints and brick surfaces from previous and prolong exposure to moisture. Condition affects approximately 30-40% of brick surfaces. Deterioration of masonry structure has structurally impaired these load bearing walls.
- Efflorescence on brick walls indicate previous moisture conditions. Efflorescence is mostly an appearance issue and does not impair brick or mortar.
- Interior brick bearing wall partially removed at newer piping installation possibly affecting structural adequacy of wall in this area.
- Rubble foundation at North end of West wall has open diagonal joint from removal of previous stairs.
- Boiler Room fire door is not self-closing.

- Multiple steps / levels in concrete floor creates tripping hazards. Newer, raised concrete floors are not level.
- Broken raised slab construction and remains of previous floor mounted plumbing fixture create safety hazards.
- Operation of (2) rolling doors could not be verified due to locks.
- Windows are physically damaged with broken and missing components.

Interior First Floor Observed Deficiencies:

- Minor water staining of suspended ceiling tiles from previous roof leaks, wall flashing at Second floor fire escape door / sill or possibly Second Floor hydronic radiation piping.
- Stairwell paint and plaster skim coat cracked and flaking off from probable cold temperatures and temperature fluctuations caused by inadequate heating of space.
- Original wood trim and casing at window heads was cut and removed during installation of previous installed suspended acoustical ceiling system.
- Bottom of exterior stair exit door is heavily corroded possibly from build-up of snow on exterior of door.

Interior Second Floor Observed Deficiencies:

- No guards at Stage windows cause safety concern from accidental falls, accidental glass breakage.
- Plaster damaged and missing near previous chimney flashing leak. Chimney and flashing previously repaired.
- Water staining of some suspended ceiling tiles from previous roof leaks.
- Cracked plaster walls, some missing plaster and flaking paint observed primarily below balcony, balcony stairs and at exterior walls.
- Apparent stress cracks in Stairwell paint and plaster skim coat possible from removal of original floor structure.
- Bottom of fire escape wood door and recessed wood panels have water damage and some delamination.
- Door from Lobby area to Meeting Room has cracked / split wood panels.
- Possible vinyl asbestos tile and mastic in office space. Tile is intact and not direct / current hazard.
- Wood flooring finish is worn and damaged in areas.

Interior Balcony Level Observed Deficiencies:

- Balcony stair does not have a handrail.
- Balcony stair guardwall has insufficient strength to prevent serious fall.
- Cracked, loose and missing plaster.
- Balcony lacks lighting and switching
- Original board and batten ceiling removed and replaced with gypsum board at areas of previous truss repair.



Second Fl. Meeting Room Circa 1920's



STERLING TOWN HALL









