



March 12, 2019

To: Community Preservation Committee
From: Charleen Greenhalgh, Town Planner
Re: Art. 50 (1) 2018 ATM – Albro House Status Assessment

The Town Meeting approved the appropriation of \$2,500 for the Building Conditions Assessment & Evaluation of Albro House, 728 Main Street.

Do to some personal matters, to date, no work has progress towards the solicitation of a housing inspector and a septic inspector. The scope of work would include the following:

The Scope of Work for the Existing Condition Assessment and Evaluation Report, includes:

- Perform site visit and conditions assessment of major building systems including structural, plumbing, electrical and building envelope.
- Review existing record site plans, inspect and evaluate septic system.
- Evaluate existing building envelope (roofing, siding and windows).
- Evaluate existing building wiring (visual inspection by licensed electrician or equivalent).
- Evaluate existing building plumbing systems (visual inspection by licensed plumber or equivalent).
- Assess existing building life safety systems including egress, fire protection and accessibility.
- Assess existing floor finishes.
- Provide report with a prioritized itemized list of recommendations for building repairs and improvements (with cost estimates to be used for facility maintenance and capital budget planning where applicable).

As the project coordinator, I hope to have this completed by the June 2019 completion date as indicated on the CPA Application.