POOLE’S STORE
EXISTING CONDITIONS AS OF 1/28/11

- **Structural System**
  - Balloon-framed building with 14” – 16” stone foundation.
  - Building constructed without sheathing on exterior walls. Sheathing normally used to add strength.
  - Original floor framing spanned entire width of building.
    - Shoring has been added in the basement crawl space to brace sagging first floor. First floor still sags significantly. Shoring may not have adequate metal connectors.
    - Columns have been added on the first floor to reduce joist span and shore up the sagging second floor, but support only part of the second floor joists. Second floor still sags significantly.
  - Floors do not have subflooring.
  - Second floor use limited due to low clearance and lack of second means of egress.
  - Floor load capacity must be checked by a structural engineer to determine if corrective action needed.

- **Building Envelope**
  - Painted wood lap siding generally in fair to good condition. Evidence of water damage due to missing gutters.
  - Significant sections of gutter missing. Remaining sections sagging.
  - Two of four downspouts disconnected from downspout boots.
  - Less than half of rainwater falling on roof is being carried away from the building. Evidence of ground saturation.
  - No insulation of walls or roof.
  - Not all windows are operational. Windows have functioning shutters.
  - Front and side doors need to be rehabilitated or replaced in accordance with historic standards.
  - Front entrance doors swing in, rather than out. Does not comply with code requirements for occupancy by more than 50 people.
  - Front entrance doors are not wide enough for handicap access but may be grandfathered due to historic status.

- **Interior Finishes**
  - Existing plaster in poor condition.
  - Rehabilitation may not be feasible.

- **Electrical System**
  - Service and distribution panels appear to have been installed in the 1970s. Distribution wiring and devices are surface-mounted.
  - Most electrical devices and fixtures are in poor condition and should be replaced.
  - All wiring on the first floor should be run in surface-mounted raceways.
  - Emergency egress lighting (and exit signage) would be required for commercial use.
• Fire Alarm/Suppression System
  o Single hard-wired smoke detectors on first and second floor.
  o No smoke detector observed in the crawl space.
  o Automatic sprinklers may not be required for building of this size, but a range hood and limited fire suppression would be required for cooking operations.

• HVAC System
  o Oil-fired boiler serves radiators on first floor only.
  o Split-system heat pump supplies air conditioning on first floor only.
    ▪ Air-handling unit sits in the middle of the first floor selling area.
    ▪ Unit was designed to supply and return air via a duct system, but no ductwork exists.
  o Ventilation consists of an exhaust fan in the rear wall of the first floor. The fan is not thermostatically controlled.

• Plumbing, Water, and Septic Systems
  o No restrooms. Public restrooms required for eat-in food service. Employee restrooms within 500 feet required for commercial use.
  o Triple sink and hand sink in rear of first floor with sanitary lines connected to an open drain per commercial kitchen requirements.
  o Hot water heater located in crawl space.
  o Potable water supplied by a well dug in 2003 which also serves the house – well water tests positive for bacteria.
    ▪ Water treatment system in crawl space requires weekly maintenance.
  o Septic system, including grease interceptor and 30-foot long drainage trench installed in 1998.
    ▪ The drain field is failing.
    ▪ Approximately 20 test wells have been dug on the site. All failed to perc.