



TOWN OF HOPE

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Building Condition Comments

- Cedar shingles are in extremely poor condition and require replacement. Due to excessive shingle cracking, entire building envelope should be examined prior to re-siding.
- Wood fascia boards, trim, and soffit on the north side of the building are deteriorated. Amount of rot is undetermined.
- Wood trim above foundation is in poor condition and needs to be replaced.
- Ramp for library in poor condition
- Lower floor contains asbestos tile that will likely either need to be encapsulated, covered entirely, or removed in consultation with environment engineering.
- Frequent ice dams on east and west sides of the building result of improper insulation. Air and thermal boundary should be addressed and detailed for future renovations.
- Blown-in insulation in Town Office appears to not be continuous and has been disturbed.
- No insulation on slab provides easy escape for heat in winter months. Insulation of the slab should be explored.
- No parking lot striping
- Exterior lighting is not compliant with Hope Land Use Ordinance requirements for glare.
- Exterior building paint is in poor condition.
- Pockets of poor drainage near the building
- Heat and moisture are a concern for basement uses.
- West basement window is part of initial 1930's construction, but paint and caulk are failing.
- West exterior library door shows visible rust and needs to be replaced.
- All exterior doors should be re-painted
- No soffit vents on library.
- Poor air quality in building attic a result of insufficient soffit venting.
- Ceiling tiles show a great deal of warping which may be due to heat and moisture escaping to the attic.
- Drywall and wood paneling used in the basement are in poor condition.
- 2010 energy audit conducted by the Town suggested the removing hot water from the boiler in favor of utilizing an electric hot water tank.
- Many locations of exposed conduit throughout the building, hiding these conduits should be accomplished wherever practical.
- No GFCI outlets in appropriate areas (bathroom, kitchen, etc.)

As described in 2A Architects "Building Condition Report Programming Assessment", dated December 13, 2010. Report is available upon request at the Town Office during normal business hours.