

1274 Penfield Center Rd- Summary

Overall, the church appears to be in generally serviceable condition, with several major components performing as intended at the time of inspection. The roof covering was in good overall condition and should provide several more years of service with normal maintenance. The main parking lot was also in good condition, with serviceable pavement sealant, clearly marked spaces, and exterior lighting. Most concerns are related to age, routine maintenance, localized repairs, and safety upgrades rather than widespread structural failure.

Exterior, Roof and Site

The roof covering appeared serviceable, with no major visible defects observed. The main parking lot was well maintained; however, localized asphalt damage around a drainage area should be repaired, and the lower overflow parking area has a rougher surface that should continue to be monitored.

Exterior maintenance is needed at deteriorated paint and finishes, worn doors and thresholds, and loose or deteriorated window trim. One or more masonry joints have loose or missing mortar and should be repaired to reduce moisture entry, pest intrusion, and continued material deterioration. Vegetation should be trimmed away from the building, exterior grading should continue to direct water away from the foundation, and visible bee nesting should be treated.

Structure and Interior

The visible foundation and main building structure did not show evidence of significant structural movement at the time of inspection. Portions of the exterior foundation block show surface deterioration and should be repaired and monitored.

Settlement and previous leveling repairs were visible at portions of the slab-on-grade floor in the main public area. No immediate structural concern was identified, but the repaired areas should be monitored for recurring settlement, cracking, or displacement. Previous drywall and trim repairs were also visible in the worship area. These finishes may be prone to recurring cosmetic cracking because of the building's construction methods.

The attic contains spray-foam insulation, which can provide good energy efficiency and air-sealing performance when properly maintained. The foam should be monitored for cracks, openings, or signs of moisture. Attic access was limited, so concealed framing and roof-deck conditions could not be fully evaluated.

Windows and Doors

The installed windows are older and show age-related wear. One or more windows have failed insulated-glass seals, cracked glass, loose or deteriorated trim, or reduced operation. Repairs or phased replacement should be considered to restore proper function and weather resistance. Exterior doors and thresholds also need refinishing or repair in several areas.

HVAC and Mechanical Systems

All HVAC components are functional, with some exceptions. Radiant heat panels in the bathrooms were not operating, and heat was not supplied to all rooms. A qualified HVAC contractor should determine whether this is caused by nonfunctional wall units, missing or disconnected distribution components, or another system issue.

Most ductwork was concealed by finished surfaces and could not be visually evaluated. Corrosion was present on water distribution piping within the boiler room, although no active leakage was observed. Damaged or missing insulation on refrigerant lines should also be repaired to reduce condensation and energy loss.

Plumbing and Hot Water

Several plumbing systems were operating without visible drain leakage at the time of inspection, but localized repairs are needed. The pastor's office sink and main kitchen faucet were leaking. The utility sink was dirty and holding standing water, which may indicate slow drainage or blockage. One bathroom, men's main, had its water supply shut off and could not be tested.

Older and previously repaired kitchen plumbing should be monitored for corrosion, moisture, staining, and developing leaks. The water heater is showing normal age-related wear and should be budgeted for replacement in the near future. More importantly, the water-heater flue connection in the boiler room was loose and should be repaired promptly so combustion gases are properly vented from the building.

Electrical

Electrical safety repairs should receive priority. Exposed wiring should be capped and enclosed within approved junction boxes. Extension cords were being used as permanent wiring in one or more areas and should be removed in favor of properly installed permanent receptacles or wiring.

One or more outlets or switches were damaged or not operating correctly. GFCI protection was also missing at some kitchen and bathroom locations. A qualified electrical contractor should evaluate and correct these conditions.

Fire and Life Safety

Fire evacuation maps should be installed in visible locations throughout the building, including entrances, common areas, corridors, occupied rooms, and near exit routes. Maps should show the viewer's location, primary and alternate exits, fire extinguishers, alarm pull stations, and the designated exterior assembly area.

The evacuation plan should be reviewed with the local fire authority or a qualified fire-safety professional to verify that posted information reflects the current building layout. The loose

water-heater flue and improper electrical wiring should also be treated as priority life-safety repairs.

Recommended Priorities

Immediate attention should be given to the loose water-heater flue, exposed wiring, improper extension-cord use, damaged electrical devices, missing GFCI protection, and active plumbing leaks. HVAC distribution concerns, nonfunctional bathroom heat, window defects, masonry repairs, exterior finishes, and site drainage repairs can then be addressed as part of a planned maintenance program.