

## MAINTENANCE NEEDS

### CHURCH

1. Roof issues
  - a. Flat roof – coming to the end of its life – needs inspection
  - b. 29 Roof boards above choir loft area on the West side need to be replaced when shingles are replaced. Badly needs insulation.
2. Dehumidifier (still studying) We have two in good working condition and one on the way out,
3. Church Air Conditioner – one needs repair – all are obsolete and soon will not be able to be recharged (Freon type)
4. Church Furnace – 6 furnaces – one is dead and is disabled.
5. Painting and plaster repair is ongoing
6. Fence around air conditioners at the Church needs to be replaced.
7. Ceiling in basement needs to be replaced. – also lights.
8. Floor needs to be cleaned and waxed
9. Change to LED lights
10. Light fixtures need to be cleaned
11. Ventilation fan for dishwasher and range hood need maintenance
12. Windows need cleaning and repainting.
13. 2 windows in entrance protecting stained glass need to be taken out, cleaned and reinstalled
14. Drainage around the Church.

### OLD RECTORY

1. Need to develop a plan for the old Rectory
2. Water = \$527 year, Excel \$1,306 – Insurance \$816 plus misc. costs
3. Mold - Air conditioner does not work. No restrooms work. Shutoff in the street does not work
4. All wood windows need repair/reglazing/repainting
5. Good bones, plaster is OK, woodwork is OK.
6. ½ bath off the kitchen needs flooring replaced.
7. Tuckpointing needed in various places. Gutters are leaking

### PARISH CENTER

1. No major maintenance needed.
2. All that is needed is regular upkeep.

### RECTORY

1. Rectory air conditioner and furnace need replacing
2. Deck – remove – downsize - fix
3. Porch maintenance – blinds -

### BROWN GARAGE

1. Brown Garage – walk through door needs replacing – some siding and windows need to be re-set and trimmed.

### TREE TRIMMING

Parking lot – 2 holes