



TOWN OF LEICESTER
Office of Building and Code Enforcement
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Becker College Inspection Report

Borges Academic Center

-Staircase baluster spacing does not meet code.

Berkshire Hall

-Staircase baluster spacing does not meet code.

Hampshire Hall

-Staircase baluster spacing does not meet code.

79 South Main St

-The sill on the porch is rotted.

-The beam in the basement is not spliced on the support columns and is twisting/turning.

Marsh Hall

-Chipped paint on the exterior.

-The floor is rotted under the Workout Room (Pit).

Swan Learning Commons

-Many pavers in the walkway are chipped and disintegrating.

-The front steps need work. The concrete is deteriorating.

May House

-Chipped paint and rotted trim and soffits in many spots.

-The beam in the basement has a few soft spots.

-A few of the floor joists are cracked.

-The support columns have loose and disintegrating bricks and mortar.

-Water and muck in the basement.

-The chimney in the basement has a big crack and the bricks are disintegrating.

-The window upstairs is broken.

-The driveway needs repair.

Russell House

-The lally column on the rear deck is rotted and needs replacing.

-The exterior paint is chipping.

-The roof is missing shingles and needs repair.

-The corner of the brick foundation is loose/crumbling in a few spots.

-Many spots have missing and cracked drywall.

-First floor bathroom ceiling has water damage.

-Many spots on the walls and ceilings have plaster/paint cracked, peeling and falling off.

-The mantles on the fireplaces are damaged.

-The floor is unlevel and sinking in many spots (Could not assess structurally because covered by drywall)

-Could not get into the attic to assess the structural integrity of roof system.

1812 House

-Fire damage on second floor to rafters and beams.

-There is extensive damage and missing drywall throughout. Peeling and chipped paint.

-The roof needs replacing and leaking on the porch section.

-The front porch has water damage. Decking boards are rotted and the ceiling is damaged. The railing is also damaged in a spot.

-The top of the brick chimney has bricks falling off and pieces of bricks are scattered on the roof.

-The driveway needs repair.

-The front brick walkway needs attention.

-The glass in the basement door is broken.

-The basement floor has a big hole in it by the basement door and is rotted out.

-Bricks in the foundation and corners of the foundation are loose and disintegrating.

-Bricks in the back of the building are disintegrating and need repointing.

-The frame around the garage door is rotted out.

-Multiple broken and cracked floor joists on the deck in the rear. The decking is rotted.

-The second story porch is missing a guardrail.

-One boarded up window. Four broken basement windows.

Hitchcock Hall

- The center beam has a large crack and is soft in multiple spots.
- The bricks in the support columns are disintegrating.
- Multiple spots have loose bricks in foundation. There is a bulge in the brick wall on right side of the building and the bricks at corner of the foundation are loose.
- The sill shows signs of water damage.
- The basement window is broken.

Winslow Hall

- Chipped paint on the exterior of the building.
- The support beam is soft in multiple spots.
- The brick foundation is coming apart at the bottom corner.
- Bricks are deteriorating and disintegrating throughout the basement.
- The basement floor is crumbling in many spots.
- The foundation has big cracks.
- Extensive framing was added in the basement to shore up old framing at some point. Work appears to be unpermitted and would have required a structural engineer to sign off on the design and unconventional methods used.
- Two rafters are compromised in the attic.

Lane Hall

- Most of the frame in the basement is covered so I could not assess the structural integrity of the floor joist system but has many spots where significantly out of level.
- The beam has cracks in multiple locations.
- The walls of the foundation have bricks deteriorating/disintegrating.
- Multiple openings in the basement walls for rodents to enter.
- The basement bathroom floor has a large hole in it by the toilet and is rotted completely.

To:
Mike Silva
Building Inspector
Town of Leicester

At your request, I have evaluated the condition of the plumbing in the Becker College properties as follows:

In the Fuller Campus Center, the Campus Center West, the Borger Academic Center, the Marsh Hall, the Swan Learning Commons, and the Lenfest Animal Health Center, I found the plumbing system to be in excellent condition.

In the Knight Hall, the Berkshire Hall, and the Hampshire Hall, I found the plumbing system to be in good condition but starting to show it's age.

In the Gymnasium, I found the plumbing system to be in good condition, however, I noticed that there were blockages in some floor drains. While this could possibly be a simple matter of cleaning the drains and the underground drainage piping, it could also be a sign of underground piping that has settled, thus losing the pitch required for that piping to properly drain.

In the 1812 House, the May House, the Russell Hall, the Winslow Hall, the Hitchcock Hall, the Lane Hall, the Barrett Hall, and the Staff Housing & Program Animal Training Facility, I found the plumbing system to be in poor condition. Newly installed water heaters in the Staff Housing & Program Animal Training Facility were installed illegally; one of them without a T&P valve discharge tube. Any rehabilitation of these buildings would require most (if not all) of that plumbing to be replaced.

In the Facilities Garage, I found the plumbing system to be in deplorable condition. Although this building is quite old, roof drains and their associated PVC piping is relatively new. This plumbing does not meet any codes and was obviously installed without permits or inspections. There are 2 tiny bathrooms; 1 without a sink to wash hands, the other has a sink that is not trapped. The floor drain is a hole in the concrete. As a plumbing inspector, I could not allow this building to be inhabited without first being brought up to Code.

Note:

Most of the bathrooms in the older dorms have issues that would not comply with today's standards (e.g., distances between fixtures, height of fixtures, other dimensions, accessibility features, etc.). However, that does not necessarily mean that they need to meet today's standards, and in most cases they would not- simply because they met the codes at the time they were installed.

Note:

Throughout my inspection, I did not see any hazards that involved any gas piping or gas appliance installations.

Respectfully Submitted,
John P. Dolen
Plumbing and Gas Inspector
Town of Leicester