



National Property Inspections of Southern CT DBA
National Property Inspections

Edgewood Bath & Tennis, 100 North Benson Road, Middlebury, CT, 06762

April 4, 2020

Town of Southbury,

My name is Giuseppe Volpato (License # HOI 0000878) of National Property Inspections and I performed the commercial building inspection on the property located at 100 North Benson Road in Middlebury, CT. The intent of the inspection is to assess the physical condition and integrity of the property with a report that documents each and every concern, whether mechanical or safety related, which was present on site at that time.

What that report does not contain, nor is it intended to, is the conversation which I had with Mr. Bertram and the other representatives from the Town of Southbury after the inspection. We discussed the very high level of craftsmanship which was executed in the construction of the facility. We discussed the fact that the number of "concerns" listed in the report is actually minimal considering the size of the facility, its age, the number of people who utilize it and the fact that none of the faults listed is difficult or costly to address. Most importantly, we all agreed that construction cost would be at least 4-5 times the purchase price to build such a facility at this time and that said purchase price is therefore quite reasonable.

Sincerely,

Giuseppe Volpato

National Property Inspections

11 Nelson Street

New Haven, CT 06512-3954

volpato@npiinspect.com

203-871-7214

Inspection Date:
03/05/2020

Inspector: Giuseppe Volpato
Inspector Phone: 203-871-7214

Email: volpato@npiinspect.com
HOI0000878