

December 13, 2023

Dear Board of Selectmen,

On May 8, 2023 John Adams met with town residents who had volunteered to serve on the Church Study and Feasibility Committee in accordance with a Town Meeting vote on March 14, 2023 to provide information on whether the Town should acquire the United Congregational Church on Main Street.

The Committee has met for the last six months and has tried to reach as many Orford residents as possible to seek their input on the question. We have considered uses of the building as a Town Office, a new Library consolidating the two existing libraries, and as an Orford Community Center which includes many possibilities offered by Town residents. We have gathered the information in the report that follows.

We did include an extensive assessment of the condition of the Church property in our appendix thanks to David DeSimone (River Valley Home Inspections LLC) who volunteered his time and expertise. We do not have a recent survey of the property lines as the Selectboard felt it was too early to do so. Thank you for entrusting this task to us.

The Orford Church Study and Feasibility Committee

Sylvia Sands Paxton, Chair

Ann Green, Secretary

Eva Daniels, Church Representative

Jenny Littlewood

Heidi Gardner Peyton

David Smith

John Adams has been our Selectboard Liaison

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## **THE CHURCH FEASIBILITY STUDY COMMITTEE**

The Church Feasibility Study Committee was formed after the March 2023 Orford Town Meeting and the passing of Article 19 stating “to see if the Town will vote to instruct the Selectboard to consider the feasibility of the town purchasing the Orford Congregational Church building located on Main Street at an amount to be mutually determined by both parties”. ”The Selectboard asked for volunteers to form the committee. Six residents of Orford agreed to serve.

The first meeting of the Committee was held May 8, 2023 at the United Congregational Church: officers were elected. The Committee established that they would meet every Monday at 1 pm at the Church with a few exceptions. John Adams, the Selectboard liaison, instructed the Committee on its protocol. The charge is to submit a report of the findings of the Committee due by December 1, 2023.

The Committee meetings were posted on the Town list serve and open to the public. We had six town residents come to the meetings. The Approved Minutes of the meetings were posted at the Town Office Building and the Post Office.

The first several meetings focused on how to meet the Charge delegated to the Committee. The task of collecting information by Committee members took many discussions and proposals.

Initially we compiled a list of uses of the building through the decades and whether the venue produced income or not.

Secondly, we looked at expenses for the Church, the Town Office and the two Town Libraries.

Thirdly, the Committee agreed that input from town residents was a priority. In October the Committee held two open houses at the Church. A letter was sent to the community (see Appendix A.) inviting everyone on Friday, September 15 from 5 to 8 pm and Saturday, September 16 from 10 to noon with guided tours and staff available to discuss issues, concerns or ideas. Fifty people attended the event. Addition advertising was done including placing 51 posters (Appendix B.)

The fourth method used to reach out to the town was to develop and mail a questionnaire (Appendix C.) to town residents. Six hundred and twenty five questionnaires were sent: the Committee received 113 responses. The results of the questionnaire are included in this Report.

The Committee invited Andrew Cushing of the New Hampshire Preservation Alliance for help in determining the historical value of the church. Andrew toured the church and was so impressed he suggested the Church members apply for the NH Preservation Alliance's 'Seven to Save' program. (Appendix D.) Subsequently, application was completed and the building was elected as one of the 'Seven to Save' historic in New Hampshire for 2024. (Appendix E.) The designation does not impose any restrictions on change of use.

## **A BIT OF HISTORY OF THE CHURCH BUILDING**

The Orford United Congregational church is the oldest wooden church of Gothic design in New Hampshire with an arched window over double front door and arched side windows. The land was purchased in 1851 (Appendix F.) and construction completed in 1855 with a graceful tower soaring 112 feet. It was painted gray initially. The architect was Moses Gerrish Wood, grandfather of Orford descendants of Maude Pierce Littlefield and Blanche Pierce Landry.

The bell was installed in 1863 in the church steeple to replace one that was cracked from being rung too vigorously on a July 4<sup>th</sup> eve.. Around the bell tower, decorated with a balustrade, lays an ornate frieze and a recessed cornice with decorative brackets. In 1888, a rose window was installed in the Sanctuary by Deacon Isaac Willard in memory of his father Deacon Stedman Willard. The tower clock, installed in the 1850's, is the fourth of seven made by clockmaker Benjamin Morrill of Boscawen NH. It requires winding once a week and annual maintenance. It continues to keep accurate time.

The first lighting of the steeple occurred in 1952 and the pastor at the time gave the Church the name "The Light of the Valley."

The church is within the Orford Street Historic District (1977) (Appendix F.) with no restrictions. (Appendix G.)

In 1981, an Historic Deed Restriction (Covenant) was granted by the Orford Congregational Church to the State of New Hampshire to ensure the preservation for the public benefit of the architectural, historical, and archeological and cultural integrity of the property for a period of twenty years. Presumably the Covenant has expired.

In 1996, there was extensive remodeling and construction to enlarge the kitchen and vestry area. In the summer of 2006, the Church ceiling collapsed. The chandelier fell to the floor and was crushed. The original 67-inch dodecagonal gothic- style chandelier was found in a closed off area of the bell tower. This

original gas-mirrored chandelier was made circa 1854-1870. It was restored and continues to light the historic Sanctuary. (Appendix H.)

In October 2023, the church was nominated by the Church congregation for consideration of the Seven to Save program of NH Preservation Alliance. It was accepted as a building of significant historic interest in the State of New Hampshire. This designation does not impose any restrictions in change of use. A letter from attorney Margaret A. Jacobs who reviewed the deeds did not find any restrictions or encumbrances. (Appendix 9.)

## **DESCRIPTION OF ORFORD CONGREGATIONAL CHURCH** **ON MAIN STREET**

Taxable value in 2023, Building \$452,000, Land \$121,500

### **FIRST FLOOR is 9,295 sq. feet.**

Front entry is 648 sq. feet. There is a cord to ring tower bell, two stair cases to the tower, choir room, steeple and clock. The Sanctuary is 3154 sq. feet. The occupancy capacity is 300-350 people depending on set up in the room. Back of church is 5,493 sq. feet. It has an ADA wheel chair ramp into the foyer. There is storage in numerous closets. The kitchen can be used for events in the Church but does not have certification as a commercial kitchen. The All Purpose Function Room accommodates 60 seated people. There are two offices: the first is 14'4" X 10'4" and the second is 14'4" X 9'4". There are two half baths: one is ADA compliant. There is also a closet set aside for installation of possible elevator to the lower level.

### **LOWER LEVEL is 2,830 sq. feet.**

Natural lighting is abundant with west facing windows. There is a Furnace room, two small storage rooms, the Senior Center office, half bath, Sunday school room and Day Care Room. There are 2 Exit Doors to the outside.

## **OUTSIDE EXTERIOR**

Septic Tanks and Leech Field, Driveway by kitchen to lower level on the north side of the Church. Parking area on south side of church will hold 8-10 cars. There is parking along Rt. 10, either parallel parking or perpendicular as we park for the Bandstand concerts or the Fourth of July Parade. Parking is limited in the winter months. Lower area by the River: without a survey of the land, we are uncertain if the driveway on the north side of the Church would permit access to the lower lot.

The Church is part of the Village Water District. It has a new septic system, installed in 2013, handles 825 gallons of water daily. There are two furnaces: the furnace for the back of the Church was installed in 1983 and the Sanctuary furnace was new in 1993. Currently the roof needs to be repaired and the Church needs to be painted. David DeSimone's report includes additional repairs that should be done on the Church at some point in the future. We do not have estimates for any of the work.

## **POTENTIAL USES FOR CHURCH /BEYOND A PLACE OF WORSHIP**

Throughout its history, the Church building has provided a setting for multiple functions beyond a place of worship, including several revenue producing examples. Believe it or not,

The Church once housed the Orford school grades 5, 6 and 7.

### **Examples of income producing activities:**

- Exercise classes, Grafton County Senior Citizen Counsel (Orford/Lyme Senior Center)
- Family functions such as baby/bridal showers, reunions and wedding receptions.
- Yoga classes and Gong meditations

### **Special community uses:**

- Regular Church services and celebrations, summer bible school, funerals

- Community meals, soup suppers, historic presentations, concerts, craft fairs, Quilt and art show, flu shot site and a ballet class for kids, Veteran’s Day Celebration.
- Orford Cares, weekly produce pantry and food shelf
- Used by the feasibility study group weekly and plans for a Friends of Orford Libraries Soup Supper in March 2024

**The short questionnaire** which was sent to every household asked about the “uses,” the citizens could envision and support. It was an opportunity for us all to have a voice in this big decision. (Appendix C.)

**The survey** offered eight potential uses for the church building. **A TALLY OF THE REPOSSES ARE AS FOLLOWS:**

TOWN OFFICES	36 YES	53 NO
CONSOLIDATED LIBRARIES	21 YES	52 NO
COMMUNITY CENTER	85 YES	12 NO
SENIOR CENTER	84 YES	12 NO
POLICE STATION	23 YES	65 NO
WEDDING/FUNERALS	74 YES	19 NO
EMERGENCY CENTER	78 YES	18 NO
CHILD CARE	57 YES	31 NO

The survey also allowed each respondent to offer additional insights, thoughts, and suggestions as to how the building could be used. The following are a few of added under ‘comments.’

- LEGAL PLACE OF ASSEMBLY
- ORFORD TOWN MEETING
- VETERANS DAY CELEBRATION

- WORK FORCE /SENIOR HOUSING
- INDOOR FLEA MARKET/RUMMAGE SALES
- A THEATER FOR CONCERTS /MOVIES/PLAYS
- COMMUNITY DINNERS
- REFUGEE WELCOME CENTER
- SHARED INTERFAITH WORSHIP CENTER
- LIVING SPACE, FOR DISPLACED PEOPLE FROM THE MIDDLE EAST, UKRAINE, AND NATURAL DISASTERS

In the commentary section of the questionnaire most of the people who responded to this survey expressed a need for a community centered place that could be used for many activities involving all ages and groups of Orford residents.

We are including the unchanged final sentence of one such response:

“If this space was used as a community center, summer concerts could be held indoors if it rains. There would be space for parties, etc. that would bring in revenue. Farmer’s markets could be held indoors in case of rain so local farmers and artist would still be able to sell their goods. In this day and age, where there is so much division among people, let us use this space to promote joy and the uniting of everyone in Orford.”



# COMPARISON COSTS

## COSTS RELATED TO THE CHURCH

**COST TO ACQUIRE THE CHURCH** - The congregation of the Church has dwindled and it no longer feels it can sustain the stewardship of the building. They are not prepared to state a cost to acquire the Church at this time. They will, of course, should the Town be interested in moving forward.

**ANNUAL COST TO MAINTAIN THE CHURCH** We have the annual figures from 2022 at the time of writing this report. The annual costs were **\$27,252** and mowing and custodial services were donated at that time.

The current costs of operating the Church are taken from figures at the end of 2022. The cost for propane is for heating the kitchen, offices, meeting room and lower level rooms of the Church all the time and the Sanctuary is kept on low until Sunday services when the heat is turned up to 70 degrees and heats up within 20 minutes.

### 2022 COSTS TO RUN CHURCH

Fuel	6,917	Whole Church is heated, sanctuary low, heats in 20 min on Sun. to 70
Furnace Maintenance	1,801	
Insurance	12,270	
Alarm System	2,079	
Electricity	2,007	
Water	364	
Septic Repairs & Manteca *	1,364	Septic needs maintenance every 3 years. This is the cost for one year.
Plowing and Sanding	450	
Mowing and Trimming	donated	
Custodial Services	donated	
<b>Total</b>	<b>27.252</b>	
<b>Short Term Needs</b>		
New Roof		
Paint building		

David DeSimone did an extensive inspection of the Church which may be found in the Appendix #9. We do not have cost estimates for these repairs.

### **TOWN OFFICE BUILDING COSTS**

**ANNUAL COSTS TO MAINTAIN THE TOWN OFFICE BUILDING** We have the figures from 2022 at the time of writing this report. The annual costs were \$9,080.89

### **ANTICIPATED MAINTENANCE FOR THE TOWN OFFICE BUILDING**

In 2015 the Orford Long Range Planning Report specified short and long term maintenance needs for the Town Office Building. Some have been completed and we have not included them in these figures. Many have not. We have taken the figures from 2015 and escalated them to suggest what they would be today, eight years later. We have been conservative in this exercise by assuming that the increase in inflation has been 3% per year (we know it was 7% in the recent past) however we have used the higher estimate figure in our calculations. This is only to give us an idea of what the costs of caring for the Town Office Building may be.

**Short Term Needs are estimated to be \$270,093.99.**

**Long Term Needs are estimated to be: \$500,202.05**

**Total Needed to Maintain and Upgrade the Town Office Building is \$770,296.05**

The distance between the current Town Office Building and The Church on Main Street is 2.2 miles going west on Rt. 25A and North on Rt. 10.

<b>Annual Costs for Town Office Building</b>	<b>Actual for 2022</b>	<b>Budgeted for 2023</b>
Custodial Services	\$350.00	\$500.00
Sidewalk Shoveling Service	\$1,200	\$1,500.00
Electricity	\$1,702.20	\$2,500.00
Propane	\$3,442.83	\$4,500.00
Improvements Grounds	\$0.00	\$0.00
Maintenance & Repairs	\$2,385.86	\$1,200.00
Insurance		
<b>Total</b>	<b>\$9,080.89</b>	<b>\$10,200.00</b>
<b>Needs for Town Office Building Taken from Long Range Planning Report 2015</b>	<b>Estimated Costs in 2015</b>	<b>2025 Escalated costs higher estimate at 3% inflation per year</b>
<b>Short Term Needs</b>		
Structural Assessment of building and foundation	\$4,000-6,000	8,064
Mold remediation and animal extermination	\$17,500-22,500	31,145.00
Exterior Weatherproofing and window replace	\$20,000-25,000	34,606.00
Energy audit recommendations implemented	\$30,000-35,000	48,448.19
Improve security for Staff	\$10,000-20,000	26,878.33
Foundation repairs	\$80,000-90,000	120,952.47
<b>TOTAL</b>		<b>\$270,093.99</b>
,606		
<b>Long Term Needs</b>		
Elevator Install	\$80,000-90,000	120,952.47
Police Expansion, 200 sq. feet	\$50,000-75,000 and archi	103,816.28 and architect?
Security Upgrades	\$10,000-20,000	26,878.33
Redo Second Floor	\$85,000-125,000	173,027.13
Install solar panels	\$10,000-15,000	20158.5
Installing fire supression system	\$35,000-40,000	55,369.35
Additional storage, record keeping, evidence		
Septic system may be challenged if increase use		
Lighting upgrade		
Internal communication fiber optic wiring		
<b>Known total</b>		<b>500,202.06</b>
<b>Total of Short Term and Long Term Needs</b>		<b>770,296.05</b>

## **Potential Funding Resources**

The following is a list of potential funding resources for future endeavors of the building that is currently The Orford Congregational Church. Eligibility and funding levels may be determined based on utilization.

NH Preservation Alliance 2023 Seven to Save awarded on October 31, 2023.

The Seven to Save program is a tool for endangered resources to gain media attention, get tailored assistance from the NH Preservation Alliance, and receive certain grant funding opportunities. Seven to Save – NH Preservation Alliance (nhpreservation.org)

### **Planning:**

NH Preservation Alliance – Planning study matching funds up to \$4,500. (nhpreservation.org)

NH Land and Community Heritage Investment Program (LCHIP)  
Planning study matching funds between \$5,000 and \$25,000. (lchip.org)

NHCDFa Community Development Finance Authority (CDFa)  
Concept Initiation, Implementation, Planning and Development (nhcdfa.org)  
Funding through Municipality

### **Brick and Mortar:**

Community Development Finance Authority (CDFa)  
A statewide nonprofit public authority focused on maximizing the value and impact of community development, economic development, and clean energy initiatives in NH. The organization supports municipalities, nonprofits and businesses with a variety of financial and technical resources, including grant, loan and equity programs. (Community Development Finance Authority)

CDFa tax credits used in Grafton to create a workshop space and affordable housing. (nhcdfa.org)

Community Development Block Grants (CDBG) Implementation funds or block grants.

CDBG funds were used in Danbury to convert a church into a community center and child care facility. ([hud.gov](http://hud.gov))

United States Department of Agriculture (USDA) Community Facilities Fund Direct Loan and Grant Programs that could be used for Kitchen upgrades and equipment. ([usda.gov](http://usda.gov))

LCHIP Used for statewide preservation projects up to \$500,000 matching funds. ([lchip.org](http://lchip.org))

Moose Plate Program New Hampshire's Conservation and Heritage Number Plate program.

Supports a wide variety of conservation, heritage and preservation programs statewide.

([mooseplate.org](http://mooseplate.org))

Northern Border Regional Commission (NBRC) Catalyst Grants for theater and music venues.

Shared workspace. ([nbrc.gov](http://nbrc.gov))

1772 Foundation through NH Preservation Alliance ([1772foundation.org](http://1772foundation.org))

\$10,000 matching funds for exterior preservation. Only for nonprofit owned or long term leased buildings.

Byrne Foundation – A private foundation that primarily funds the support of the nonprofit

organizations. ([Byrnefamilyfoundation.org](http://Byrnefamilyfoundation.org))

Timken Foundation – Invests in organizations that can deliver measurable results and

sustainable improvements in community efforts. ([Timken.com](http://Timken.com))

NH Charitable Foundation- Donor advised funds based on specific request.

([nhcf.org](http://nhcf.org))

Daughters of The American Revolution Preservation Grants (DAR) Supports historic preservation with a focus on saving historic properties. \$250,000 annually

([dar.org](http://dar.org))

Community Heart and Soul Seed Grant Program – Small town (population under 3000) improvement funding.

**Grants for Church repairs.** ([communityheartandsoul.org](http://communityheartandsoul.org))

The National Park Service – A myriad of historic preservation and community investment project grants. ([nps.gov](http://nps.gov))

New Hampshire State Council on the Arts (NHSCA) Investment in the cultural life of the state.  
Community Engagement Grants (\$1000 - \$6000) ([nh.gov](http://nh.gov))

National Trust for Historic Preservation (NTHP) Sub categories Main Street America, National Fund for Historic Places, National Trust for Historic sites. Preservation of historic buildings where history has happened. National fund for Sacred Places \$50,000 - \$250,000. ([savingplaces.org](http://savingplaces.org))

National Endowment for the Arts (NEA) An independent agency of the United States Federal Government that offers support and funding for artistic endeavors, communities and the buildings that house them. ([arts.gov](http://arts.gov))

Grafton County Economic Development Council (GCEDC) Resources to build stronger and more vibrant communities with financing, workshops and advisement on community development. ([graftonrdc.org](http://graftonrdc.org))

There is a vast reservoir of resources that should be applied for to restore, protect and maintain the magnificent and historically renowned building that is the Orford Congregational Church. This is only a small fraction of what is potentially available. The committee submits this list as a starting point..

## Summation

All the information the Church Study Committee has gathered says yes, the Town should consider the acquisition of the Orford Community Church at an amount to be mutually determined by both parties. There is no question that the Orford Congregational Church on Main Street should be saved! If the Town chooses to move forward to do more exploration of possibilities more research will need to be done.

There are several possible uses for the Church which we have explored. Should the Town consider using the Church as one of our current Town buildings such at the Library or Town Office, it is understood that the current buildings would be sold so that the Town was not paying for additional buildings.

One idea is to use it as the **Orford Town Office Building**. The current Town Office building is in need of major repairs. We have been told that it is not always easy for the Town to secure space for meetings at Rivendell because of sport schedules and the Town Office space is limited for committee meetings or Town meetings. It is 2.2 miles from the Town Office to the Church. The lower level might be used for the Police Station.

The **Orford Libraries** have voted they want to consolidate into one Town Library. The Church may have the space for that. Again, an inspection and report by construction engineers will be necessary.

An **Orford Community Center**. The Town could acquire the Church as a Community Center , something many think is important. Town meetings of all sorts could be held there. It could continue as the Lyme Orford Senior Citizen Center and many other activities outlined on pages six and seven could be held. Rental income could help pay for costs. Additionally, a nonprofit group could be formed, independently of the Town to undertake converting the Church into a community Center.

We strongly request that the Selectboard send this entire report to the community via Orford Listserv, to post it on its website and make it available to the public at both libraries.

## **Conclusion**

Per your request the Church Study Committee submits this report as a tool to help the Selectboard decide whether the Town of Orford should consider purchasing the Orford Congregational Church. The discovery of the historical and architectural significance of the building was a watershed moment as it changed how the building was viewed and at once made it a qualifier for distinctive funding opportunities. The Church has been well maintained, has solid infrastructure and with a continuance of care could easily withstand the long and layered transformation to a multi-use venue. Community involvement will be essential in the development and success of this project. The Committee recommends consistent and accessible communication with the community of Orford as a stimulus for engagement. Considering the magnitude of any transformation of the Church it may be necessary to form a new committee to steward the process, provide informed recommendations and continuous counsel.

The CSFC advises the Selectboard of Orford to consider the possibility of the purchase of the Church.

Respectfully Submitted,

The Church Study and Feasibility Committee



## Appendices

### **A. Invitation Letter for Church Open Houses**

August 23, 2023

Re: Orford Congregational Church

Dear Orford Community Members,

The next time you drive down the Main Street of Orford take notice of the Orford Congregational Church. It is the oldest high – style Gothic Revival Church framed of wood in the state of NH. In 1952 the acting minister, Reverend Maughan praised its stature as “The Light of the Valley”. Andrew Cushing the Community Preservation Services Manager for the NH Preservation Alliance has researched the building and enthusiastically deemed its status significant on a state level.

The congregation of the church has been in gradual decline and does not have the participatory or financial ability to maintain and utilize the building to the fullest potential.

At the request of the Orford Selectboard, a Church Study and Feasibility Committee has been established to conduct an in-depth examination of the building, current operational expenses and the potential uses for the structure. Their report will counsel the Selectboard on the potential of the town purchasing the property and or other alternatives for ownership and use.

This letter is an appeal for your support through participation. All community members are welcome to attend weekly meetings held at the Church (dates and times are posted on the Orford Listserv.) **The committee will be hosting two open tours on Friday, September 15 from 6 – 8 PM and Saturday, September 16 from 10 AM – 12 PM.** Following the open tours, you will receive a questionnaire which will gather valuable information from the community as the committee finalizes their findings and submits their report to the Selectboard.

Thank you in advance for any consideration you will grant us and we look forward to talking to as many community members as possible as you share your ideas and visions for this rare and magnificent building. As a community let us work together to reignite “The Light of the Valley”

Contact information is below if you wish to talk with a committee member. Please leave your name and number for a return call.

Thank you for your time and we look forward to seeing you in September!  
The Orford Church Study and Feasibility Committee,

Sylvia Sands Paxton, Chair	603.353.4389	David Smith	603.353.4585
Ann Green, Secretary	603.353.4150	Jenny Littlewood	603.360.1044
Eva Daniels	603.353.4220	Heidi Gardner Peyton	603.667.3702



**B. Poster Inviting Guests to Church Open Houses**

◆◆◆ THE LIGHT OF THE VALLEY ◆◆◆

**OPEN TOUR**  
**ORFORD CONGREGATIONAL CHURCH**

**FRIDAY SEPTEMBER 15TH, 6-8PM**  
**SATURDAY SEPTEMBER 16TH, 10-12AM**  
617 NH-10, MAIN STREET, ORFORD NH

**LIVE MUSIC**



**REFRESHMENTS**

◆ **OLDEST GOTHIC CHURCH IN NH**

**BRING YOUR IMAGINATION FOR FUTURE USES**

◆ **COMMITTEE MEMBERS WELCOME YOUR IDEAS**

**HOSTED BY TOWN OF ORFORD CHURCH STUDY & FEASIBILITY COMMITTEE**

## C. Opinion Survey for Feasibility Study: Town of Orford

Voters at the March 2023 Town Meeting authorized the creation of a committee to conduct a feasibility study to determine whether or not the Town of Orford should acquire the Orford Congregational Church.

The committee has developed a long list of facts and figures about this iconic Gothic structure. The committee realizes that many of you in the town are either familiar with or have recently toured the building, we now need community wide input from you, before making a comprehensive recommendation at Town Meeting.

The Committee meets regularly at the church building and welcomes your direct input. However, to ensure a comprehensive collection of ideas and suppositions we are asking you to respond to the following questions as promptly as possible by mailing back the questionnaire, dropping it at the Town Office Building or the Town Free or Social Library. You may also respond to questionnaire which is being sent to you via Orford Listserve.

1. Please suggest potential uses for the church building if owned by the Town of Orford.

Use as Town Office building    Yes     No

Consolidated Libraries        Yes     No

Community Center            Yes     No

Senior Center                 Yes     No

Police Station                 Yes     No

Wedding and Funeral Venue    Yes     No

Emergency Shelter            Yes     No

Child Day Care                Yes     No

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What do you think the committee should take into consideration in advising the Selectboard?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. I am/We are interested in a tour of the building.

Yes  No

Optional: Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Telephone: \_\_\_\_\_

Orford Church Study Committee:

Eva Daniels 353-4220  
4389

Ann Green 353-4150  
3702

Jenny Littlewood 603 360-1044  
4585

Sylvia Sands Paxton 353-

Heidi Gardner Peyton 603 667-

David Smith 353-

**Please contact one of us if you have a question: Thank you!** John Adams, Selectboard Liaison

## **D. Email from Andrew Cushing of N.H Preservation Alliance**

Hi Ann,

Jennifer asked me to dig into the historical significance of the Congregational Church on Main Street. I've listed my thoughts below. But first I want to say I've been following this story for a while because I love the building and Orford. If there's anything the NHPA can do to help, let me know.

Our Seven to Save nominations will be live in a week or two, and maybe this would be a good resource to list. We're also doing a study on church-house conversions. I don't know if housing has been discussed for this property, but we're looking at sympathetic examples around the state and focusing on a few "endangered" churches that might be open to an architectural rendering of what housing conversion could look like inside.

Other wood-framed Gothic Revival churches of a similar caliber to Orford's exist in Charlestown (1863), North Hampton (1877), and South Weare (1875). The only one I could find that is earlier is South Acworth's former Methodist Church-turned Grange Hall which was built in 1844. That building lost its steeple in 1987, so it's not really a comparable property at this point. Canaan's Old North Church dates to 1829 and was renovated in 1853, but it's not as detailed as yours. Other churches with Gothic influence are older, but they are more vernacular in design (think some lancet windows, or maybe some pinnacles on the steeple -- otherwise a plain box that's more Greek Revival in design and massing).

St. Andrew's in Hopkinton (1827) is mostly masonry. The former St. Peter's Episcopal Church in Drewsville/Walpole dates to 1836, but it's partially built of granite and has lost its steeple.

To the best of my knowledge, then, your church is probably the most significant and oldest high-style Gothic Revival church framed of wood in New Hampshire. That's a lot of qualifiers, but it's safe to say it's significant on a state level.

In Maine, the Machias and East Machias Churches are comparable, and both of those were built in 1836.

I hope this helps -- stay in touch!

Andrew

**Andrew Cushing**

Community Preservation Services Manager  
NH Preservation Alliance  
PO Box 268, Concord, NH 03302

[www.nhpreservation.org](http://www.nhpreservation.org)

603-224-2281 (office)

603-359-2944 (cell)

## **E. Seven to Save**

### **Seven to Save 2023: Orford Congregational Church**

The ceiling of the Orford Congregational Church collapsed in the spring of 2007. The dramatic event launched the congregation into action and the church undertook a multi-year restoration campaign, funded by insurance and \$100,000 in local donations. The new sanctuary ceiling boasted restored features long covered by a later ceiling, including stenciling, a plaster medallion, and a kerosene chandelier hidden for generations in the attic. The project reignited interest in the church and Sunday attendance grew. It was a success story and the Preservation Alliance awarded the church with a preservation achievement award in 2010.

The 1855 Gothic Revival building was designed by local architect Moses Wood and is an anchor in the Orford National Register Historic District, itself a significant collection of 18th and early 19th century buildings along the banks of the Connecticut River. Architectural details include Gothic diamond paned windows, pinnacles, trefoil banding, an octagonal spire, and one of only seven tower clocks made by Boscawen clock maker Benjamin Morrill.

Fast forward to 2023 and the congregation has struggled with a different type of collapse – that of Sunday attendance. Like most churches across the state, changing demographics and the lingering effects of the pandemic have disrupted traditional worship. Today, the congregation of fewer than ten active members is trying to steward two historic churches, and is looking to downsize to their smaller church in the village of Orfordville, several miles away.

At town meeting in 2023, voters approved a measure to study the possibility of the town accepting ownership of the historic church, which includes a kitchen, gathering space, former classrooms, offices, and a new septic system. That committee is now looking into various rehabilitation options including community space, a united town library, and even a theater or performance venue.

This listing seeks to highlight the trend of declining church membership and its implications for New Hampshire's many iconic houses of worship. The loss of churches also has ramifications for the important social services and community networking that happens under their roofs.

The hope for the Orford Church is the adoption of a creative and sympathetic new use that allows the community to continue to enjoy the significant building. The Preservation Alliance is committed to helping with planning, providing funding solutions and case studies. The Alliance is also here to ensure the congregation settles into their new permanent home in Orfordville, knowing that the other home they stewarded for nearly 170 years is in safe hands.

F. Deeds to the Land

Know all Men by these Presents, THAT: I

Joseph W Patterson of Orford County of Grafton and State of New Hampshire

for and in consideration of the sum of Fifty dollars to me in hand, before the delivery hereof, well and truly paid by Stedman Willard, Daniel

Wheeler, Edward M. Bissell and Joel Richardson, all of said Orford the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Willard, Wheeler, Bissell & Richardson heirs and assigns forever,

The following tract or piece situate in said Orford bounded and described as follows, to wit: by the north east corner of land formerly owned by William Howard but Orford deceased on the west side of the common and running thence by on said Howards north line eighty feet, thence northerly on parallel to my east line one hundred feet, thence easterly on a parallel with said Howards north line eighty feet, thence southerly a foot to the bound began at,

To have and to hold the said granted premises with all the priv appurtenances to the same belonging to them the said Willard, Bissell and Richardson their heirs and assigns forever, in trust for use and benefit of the proprietors of the West Congregational Church house in said Orford for the purpose of a site for a Congregational meeting house and such convenient out buildings as may be necessary and for no other purpose whatsoever

To have and to hold the said granted premises, with all the privileges and appurtenances to the same to the said heirs and assigns, to and their only proper use and benefit forever. And I Patterson and my executors and administrators, do hereby covenant, grant and agree, to and with the said Willard, Wheeler, Bissell & Richardson and their heirs and assigns, that until the delivery hereof I lawful owner of the said premises, and am seized and possessed thereof in my own right in fee-simple, and power and lawful authority to grant and convey the same in manner aforesaid; and that the said premises are free from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, will warrant and defend the same to the said Willard, Wheeler, Bissell & Richardson and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

395 B  
Isaiah Mosey  
to  
W. M. Mosey

Know all Men by these presents, That I Israel  
& Mosey of Fairlee in the County of Orange & State of Vermont  
Esquire, for & in consideration of the building a Meeting  
house on the premises here and do by these presents grant  
convey, confirm & release unto John Mosey, John Mosey  
Senr. Samuel Todd & William Simpson all of Oxford in  
the County of Grafton & State of New Hampshire Esquires,  
in trust & for the Use of certain persons that are & shall be  
Proprietors in the said Meeting house - a certain tract or  
parcel of Land lying & being in the Town of Oxford bounded  
East by the River Road leading from Hanover to Haver-  
hill North by land now owned by Joseph Pratt south  
by land Decided by William Simpson to the said John  
Mosey John Mosey Senr. & Samuel Todd as pre-  
sented and that as far as the West side of the said Meeting  
House now erected & finishing on said premises be the  
same more or less - To have & to hold the above named  
premises with all the privileges & appurtenances  
thereto belonging unto them the said John Mosey  
John Mosey Senr. Saml. Todd & William Simpson  
to & for the use of the proprietors aforesaid their heirs  
Executors & Administrators for the purposes aforesaid  
forever - hereby engaging to warrant & defend the said  
premises against any person or persons legally claim-  
ing the same from by or under me my heirs or assigns  
In witness whereof I have hereunto set my hand & seal  
this 3<sup>rd</sup> day of March 1797 - N. 73. The words on the pre-  
signed sealed & delivered in my presence of  
Simon B. Russell  
Saml. Tibbott Senr.

Israel Mosey  
State of Vermont Fairlee October 9<sup>th</sup> 1797 These  
Orange County J. I. Mosey Esq. personally  
appeared & acknowledged the foregoing Instrument  
to be his Voluntary act & deed before me

Markston Mosey Justice Peace  
Grafton N. H. March 5<sup>th</sup> 1797 for record  
W. M. Mosey - Saml. Brooks Rec<sup>d</sup>



WARRANTY DEED

Statutory Form

KNOW ALL MEN BY THESE PRESENTS that I, Clementine R. Morey, of Orford, County of Grafton and State of New Hampshire, for consideration paid, grant to Congregational Church of Orford, County of Grafton and State of New Hampshire, with WARRANTY covenants,

A certain tract or parcel of land situated in the Town of Orford, County of Grafton and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set in the ground on the north-westerly side of the Commons in the Town of Orford which point also marks the southerly corner of land of the Congregational Church of Orford and the easterly corner of land of the grantor herein; thence N 49° 30' W 80 feet on line of land between the grantor and the grantee herein to an iron pin set in the ground; thence S 41° 57' 30" W 18 feet to a cement post set in the ground; thence S 49° 30' E along land of the grantor herein 80 feet more or less to a cement post set in the ground; thence N 41° 57' 30" E 18 feet along the northwesterly boundary of the Commons to the iron spike at the point or place of beginning.

Being a portion of the premises described in deed of Hattie G. Richardson to Clementine R. Roberts dated March 30, 1938 and recorded in Liber 674, Folio 111 of the Grafton County Registry of Deeds. The grantor herein and Clementine R. Roberts being one and the same person.

Meaning and intending to describe and convey to the grantee herein a parcel 18 feet wide and 80 feet deep as shown on the plan to be recorded herewith.

Consideration less than one hundred dollars; no transfer stamps required.

And I, Brad Morey, husband of Clementine R. Morey, and I, Clementine R. Morey, do hereby release our rights of homestead and other interests in the premises.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 10th day of October, 1971.

[Signature]  
Witness to both

Clementine R. Morey  
Brad Morey

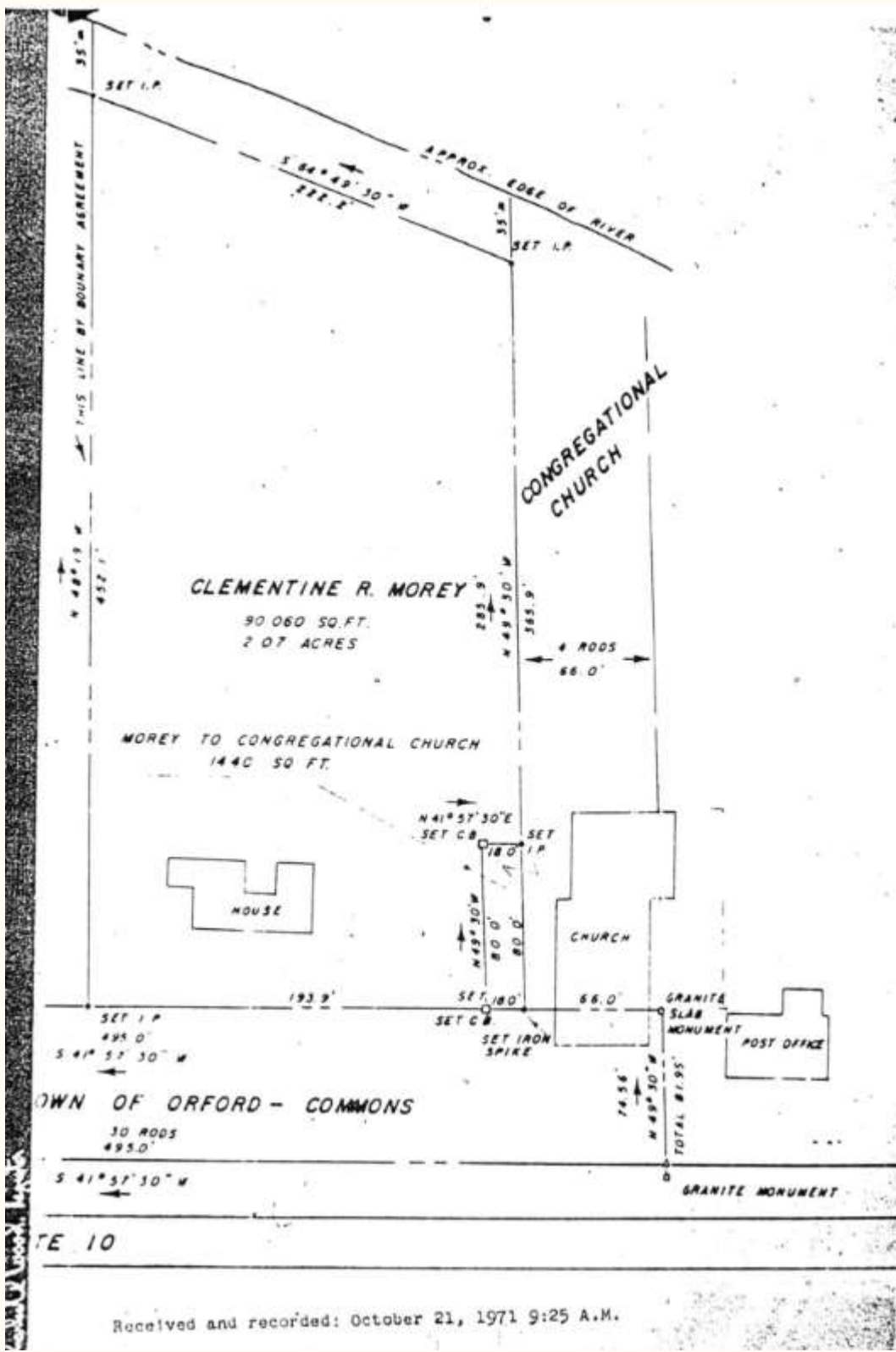
STATE OF NEW HAMPSHIRE  
Grafton, ss.

October 10, 1971

Clementine R. Morey and Brad Morey personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,  
[Signature]  
~~Notary Public~~  
Notary Public with seal





## G. Letter from Attorney Margaret A. Jacobs

LAW OFFICE OF

**MARGARET A. JACOBS**

**45 LYME ROAD, SUITE 209**

HANOVER, NH 03755

TEL (603) 643-5010  
FAX: (603) 643-2551  
EMAIL: office@lawmaj.com

MARGARET A. JACOBS  
ADMITTED VT & NH

March 12, 2023

Elizabeth Wilson  
Congregational Church of Orford

Real property owned by Congregational Church of Orford. The Property is located at 617 NH Route 10 in the Town of Orford, Grafton County, New Hampshire. The Property is described in the following deeds:

Dated 25 January 1979 and recorded at Book 22, Page 228;  
Dated 31 March 1797 and recorded at Book 29, Page 395B;  
Dated 02 June 1851 and recorded at Book 210, Page 521;  
Dated 21 November 1952 and recorded at Book 852, Page 119;  
Dated 16 October 1971 and recorded at Book 1151, Page 451.

Dear Elizabeth:

I am writing to give my opinion of the state of the record title to the real property described above, which is called "the Property" in this letter. I certify that the land records pertaining to the Property were examined at the Grafton County Registry of Deeds in Woodsville, New Hampshire. The examination was completed on 06 March 2023 at 8:00 AM. The examination was carried back a minimum of thirty-five years to a deed with warranty covenants.

Based on the examination of the information appearing in the records of the Grafton County Registry of Deeds, it is my opinion that the Congregational Church of Orford has a marketable record title to the Property, including any buildings on the Property, and that there are no taxes, liens or other encumbrances on the Property except as mentioned below.

These are the exceptions. All references to "Book" and "Page" are to volumes in the land records of the Grafton County Registry of Deeds.

- I. Taxes. Taxes will be checked as we get closer to the closing.

2. Flowage Rights. The Property is subject to flowage rights set out in the deed from Sarah S. Fenno dated 21 November 1952 and recorded at Book 852, Page 119.
3. Historic Preservation Restrictions. The Property is subject to the conditions and restrictions set out in a preservation deed dated 14 July 1981 and recorded at Book 1433, Page 920. The term set out in the deed is 20 years. The title search did not find any extension of this preservation deed.
4. Possible Water Rights. The Property is subject to an Agreement dated 20 November 1917 and recorded at Book 544, Page 551.

Source of Title: The search began with the earliest deed into the Trustee Proprietors of Building a Meeting House dated 25 January 1796 and recorded at Book 22, Page 228 and continued through the years with various deeds conveying property that — as best I can determine — resulted in the parcel presently owned by the Church. The parcel can best be described as land between a north line (set out in the deed from Sarah Fenno to Equity Publishing Corp. dated 21 July 1955 and recorded at Book 866,

Page 29 and depicted on a Plan recorded at Plan # 4975) and a south line (set out in a deed from Virginia

R. Smith to Virginia R. Smith and Guy W. Smith dated 11 March 1988 and recorded at Book 1728, Page 320). Neither of these deeds describe the width of the Church property. The only place a width is depicted is as an attachment to the deed of the 18' by 80' strip that the Church acquired from Clementine R. Morey dated 16 October 1971 and recorded at Book 1 151, Page 451. This attachment depicts the Church property as having a width of 4 rods (66 feet).

This opinion of title is subject to the assumption that the records at the Grafton County Registry of Deeds are properly indexed in the general indexes.

This opinion is not in any way a certification of any survey that shows the Property, including any survey that is now on file in the Grafton County Registry of Deeds. This opinion is not in any way a certification of the boundary lines of the Property, or of the acreage the Property comprises. This opinion is not in any way a certification of any state of facts that an accurate survey of the Property would show.

No actual inspection of the Property has been made as a part of this opinion. No representation is made in this opinion as to any leases, lettings, or other forms of occupancy or possession not of record. No certification is made in this opinion as to: the existence of any lien for federal taxes for which no record notice is required; zoning or similar laws; nor as to any possible defects of title arising from failure on the part of any lender to comply with the federal Truth-in-Lending Regulations.

This opinion of title is made solely for the use and benefit of Congregational Church of Orford. No opinion or representation is made for the benefit of any other person.

Sincerely yours,

LAW OFFICE OF MARGARET A. JACOBS

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Margaret A. Jacobs

# H. Historic District Designation 1977

Form No. 10-300 (Rev. 10-74) **PH 361397**  
 UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

**DATA SHEET**

**NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY  
 RECEIVED FEB 4 1977  
 DATE ENTERED AUG 26 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Orford Street Historic District

AND/OR COMMON

Orford Street and the Ridge

**2 LOCATION**

STREET & NUMBER Orford Street (Rt. 10) from the south corner of Rt. 25A northerly to Archertown Rd. and easterly past the cemetery.

CITY, TOWN Orford VICINITY OF Second  
 STATE New Hampshire CODE 33 COUNTY Grafton CODE 009

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> OTHER: TOWN

**4 OWNER OF PROPERTY**

NAME Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC Grafton County Registry of Deeds

STREET & NUMBER

CITY, TOWN

Woodsville

STATE

New Hampshire 03785

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic American Buildings Survey - The Wheeler House, No. 5318

DATE 1959

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress

10 First Street, SE

CITY, TOWN

Washington

D.C. 20540/11

STATE

## **I. Chandelier Restoration**

### **Information on Chandelier Restoration**

#### **Orford Congregational Church**

##### **American Artisans At Work Preserving History Property History**

The Orford Congregational Church, located in Orford, New Hampshire, is of architectural and historical significance to the town and the northeastern United States. Built in 1854, the church was designed by Moses Gerrish Wood, whose original construction drawings and architectural sketches are signed, dated and hanging in the church today, more than 150 years later. The church is the only wooden gothic structure in New Hampshire. The building has an ornate, arched window over the main entrance, and arched side windows. Around the clock tower, decorated with a balustrade, lies an ornate frieze, and a recessed cornice with decorative brackets.

##### **Project Description**

In the summer of 2006, the church ceiling collapsed, and the chandelier fell to the floor and was crushed. Entombed in a closed-off section of the bell tower, lay a magnificent 67-inch dodecagonal gothic-style chandelier. This original gas-mirrored reflector chandelier was made circa 1854-1870, and led the restoration search committee chairman Carl Schmidt and Reverend Wilson to Grand Light's restoration experts.

Because the chandelier was found inside the bell tower after a ceiling collapse, the people at Orford Congregational Church requested to have construction drawings done in order to visualize the completed project. After conducting historical research, Grand Light prepared these conceptual sketches for the Church in the initial stages of the custom restoration project. Restoration of the chandelier included reinforcement of the existing historical frame, custom made reproductions of the decorative crown, custom fabrication of corrugated mirror glass panels, and the addition of a custom 12-light round center pendant with decorative stem. A two tone black and gold finish was applied making this piece the focal point of the church.

##### **Client**

United Congregational Church of Orford

##### **Client Project Managers**

Byron Haynes, AIA, Principal, Haynes & Garthwaite Architects

##### **Date Awarded**

2008

##### **Completion Date**

2008

##### **Project Webpage**


<https://grandlight.com/portfolio/orford-congregational-church/>

# J. Property Tax Card

Map: 000008	Lot: 00108R	Sub: 000029	Card: 1 of 1	617 ROUTE 10	ORFORD	Printed: 12/18/2023
<b>OWNER INFORMATION</b>		<b>SALES HISTORY</b>		<b>PICTURE</b>		
UNITED CONGREGATIONAL CHURCH  PO BOX 133  ORFORD, NH 03777		Date _____ Book _____ Page _____ Type _____ Price Grantor _____				
<b>LISTING HISTORY</b>		<b>NOTES</b>				
09/16/14 SAE 05/27/05 CFRM		UNITED CONGREGATIONAL CHURCH OF ORFORD; 100' WF; LCOND=125-15 LWF-25 ACC=85;				
<b>EXTRA FEATURES VALUATION</b>						
Feature Type	Units	Length	Width	Size Adj	Rate	Cond
SHED-WOOD	80	10	x 8	260	7.00	100
						100
						1,456
						<b>1,500</b>
<b>MUNICIPAL SOFTWARE BY AVITAR</b>						
<b>ORFORD ASSESSING OFFICE</b>						
<b>PARCEL TOTAL TAXABLE VALUE</b>						
Year	Building	Features	Land			
2021	\$ 452,000		\$ 1,500	\$ 121,500		
			Parcel Total:	\$ 575,000		
2022	\$ 452,000		\$ 1,500	\$ 121,500		
			Parcel Total:	\$ 575,000		
2023	\$ 452,000		\$ 1,500	\$ 121,500		
			Parcel Total:	\$ 575,000		
<b>LAND VALUATION</b>						
Zone: RESIDENTIAL	Minimum Acreage: 1.00	Minimum Frontage: 200				
Land Type	Units	Base Rate	NC	Adj	Site	Road
EXEMPT-MUNIC	0.830 ac	33,200	F	110	100	100
EXEMPT-MUNIC	1.000 wf	x 100,000	X	100		
	<b>0.830 ac</b>					
<b>LAST REVALUATION: 2020</b>						
		<b>Driveway:</b>		<b>Site:</b>		<b>Road:</b>
		Cond	Ad Valorem	SPI	R	Tax Value
		100	36,500	0	N	36,500
		85	85,000	0	N	85,000
						<b>121,500</b>

Map: 000008 Lot: 00108R Sub: 000029 Card: 1 of 1 ORFORD 617 ROUTE 10 ORFORD Printed: 12/18/2023

**PICTURE**



**OWNER**

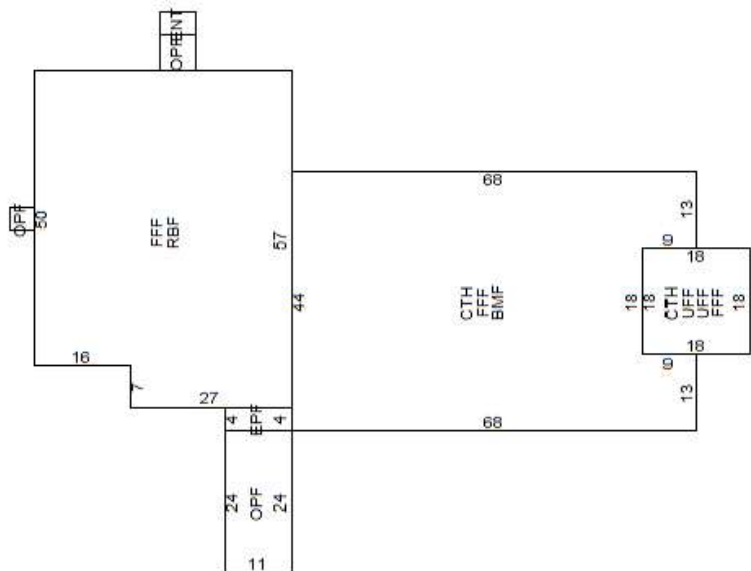
UNITED CONGREGATIONAL CHURCH  
 PO BOX 133  
 ORFORD, NH 03777

**BUILDING DETAILS**

Model: 2.00 STORY FRAME CHURCH  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CLAP BOARD  
 Int: DRYWALL  
 Floor: CARPET/HARDWOOD  
 Heat: OIL/HOT WATER  
 Bedrooms: Baths: 2.0  
 Fixtures: Fireplaces: Generators:  
 A/C: No  
 Quality: A1.AVC+10  
 Comm. Wall:  
 Size Adj: 0.8040 Base Rate: ECH 95.00  
 Bldg. Rate: 0.8407  
 Sq. Foot Cost: \$ 79.87

TAXABLE DISTRICTS		PERMITS	
District	Percentage	Date	Notes
Village Water Distr	% 100		
BUILDING SUB AREA DETAILS		Date	Notes
ID	Description	Area	Adj.
FFF	FST FLR FIN	5493	1.00
RBF	RAISED BSMNT	2339	0.50
EPF	ENCLSD PORCH	44	0.70
OPF	OPEN PORCH/FIN	316	0.25
ENT	ENTRANCE	24	0.10
CTH	CATHEDRAL	3154	0.10
BMF	BSMNT FINISHED	2830	0.25
UFF	UPPER FLR FIN	648	1.00
<b>GLA: 6,141</b>		<b>14,848</b>	<b>8,446</b>

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 674,582
Year Built:	1850
Condition For Age:	AVERAGE
Physical:	33 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	33 %
Building Value:	\$ 452,000





**K. David DeSimone's Inspection Report on Church**

**Any questions about the report should be addressed to the  
Church Committee Chair**

**River Valley Home Inspections LLC**

David M. DeSimone

ID: Board Certified and Licensed in NH and VT 244 Town Shed Road

Orford, NH 03777

Email: ddrvhi@gmail.com Phone: 603-667-5616

Web: www.rvhionline.com

It was a pleasure completing your property inspection. As you will read, the inspection report consists of a detailed evaluation of different components and elements present in and outside the property with photographs of the property.

I have identified areas of the property that will need to be addressed to ensure the safety, proper operation and function of those components. I recommend you obtain consultation from competent trade specialists as an aid in planning your future course of action for such elements listed in this report. Some additional potential reportable elements may be discovered during property repairs and upgrading.

Please feel free to contact me with any additional questions you may have concerning the report content. It has been a pleasure to serve your property inspection needs.

Thank You, Dave

David M. DeSimone

River Valley Home Inspections LLC

Board Certified and Licensed in New Hampshire and Vermont

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein.

