

STRUCTURAL CONDOMINIUM EVALUATION

**946 BAY ROAD, UNIT #2
HAMILTON, MA 01982**

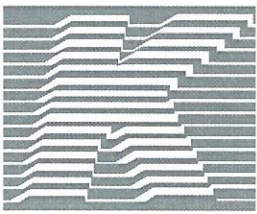


PREPARED FOR

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Sharon Pecoraro

1802 Ridge Road

Raphine, VA 24472

November 14, 2016

Re: 946 Bay Road, Unit #2
Hamilton, MA 01982

Dear Ms. Pecoraro:

As requested, I visited the three (3) unit residential condominium building located at 946 Bay Road in Hamilton, MA on Friday, November 11, 2016. The purpose of my visit was to evaluate the structural condition of the building and in particular, unit #2 which I understand you have under agreement to purchase.

As such, I offer the following observations for your review and consideration.

OBSERVATIONS

I arrived on site and met Scott Pulver the owner of unit #2 and with whom I had previously made an appointment. Initially, I observed the condition of the exterior of the building by myself and then he joined me as I observed the condition of the basement and the interior of Unit #2.

The dwelling is a very old classic New England residential building built in 1840 according to the Real Estate Listing document. It is a three (3) story wooden framed structure founded on a stone and brick foundation. It might have been part of a farm estate years ago since its style and character is similar to other residences in the town of Hamilton.

I realize that a "Home Inspection" report was prepared for you regarding this property and my observations are limited to the Structural issues associated with this dwelling and are intended to compliment that report.

Because of its age, the home appears to be slightly out of plumb vertically at the left front exterior corner as one views the building from the front yard.



OBSERVATIONS

Additionally, there appears to be slight bulge on the right elevation wall at the lower portion of the second floor. Both of these issues are neither unusual nor unexpected for a three (3) story wood framed dwelling that is 176 years old.

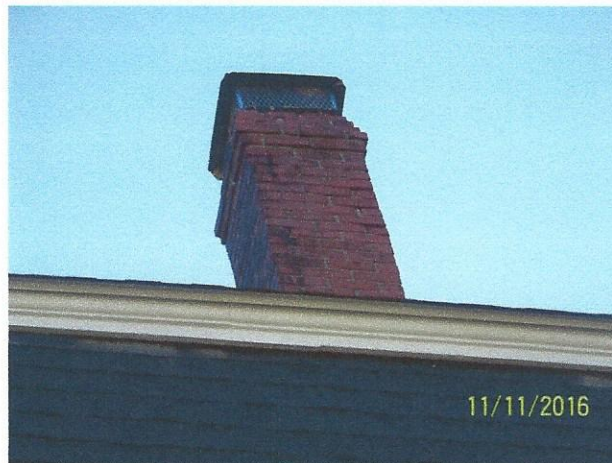


The exterior foundation where visible, consists of brick which is attached to the top of a stone foundation wall that is visible in the basement of the dwelling. It has been patched in one area along the right side of the dwelling near the gas vents.

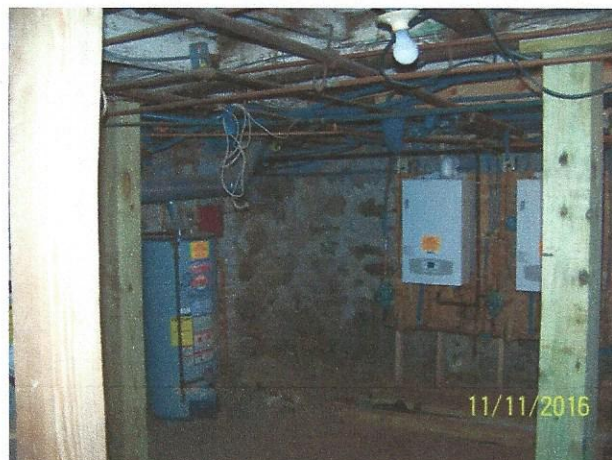


OBSERVATIONS

There are two (2) chimneys on the dwelling one of which requires some attention. The severe climatic conditions in New England cause deterioration of masonry and mortar over time. Cyclic freeze thaw activity cause moisture to freeze during the winter months. As the moisture freezes it expands which expands cracks in the mortar and brick masonry. Over time, the bricks become dislodged and occasional fall away. This is a very common occurrence in New England. There appears to be the beginning of mortar joint washout which will eventually require that each chimney be pointed in the near future in order to preclude further weather deterioration.



The accessible portion of the basement of the dwelling is located in the front of the structure. The rear portion consists of an almost inaccessible crawl space that I did not enter. The open area of the basement contains various building utilities and the first floor structural framing is also visible in this area. The area was dry and Mr. Pulver indicated that he has never experienced any water infiltration in the basement of this residence.



OBSERVATIONS

He mentioned that he had damage to the building framing from termites which he addressed. The dwelling was treated as was evidenced by the round caps in the ground around the exterior of the structure indicating where termite repellent had been injected into the ground around the dwelling. New wooden floor framing had been added to a section of the first floor to replace that which was compromised by the termites.

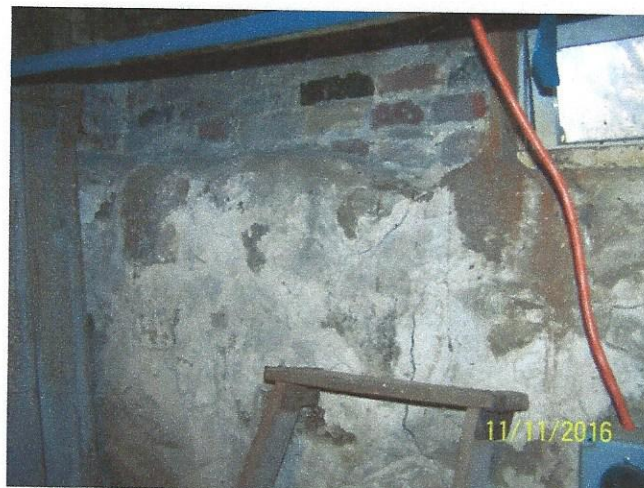


Additionally, there were temporary screw jack columns supporting the first floor in this area that were replaced with new 6 x 6 wooden columns. The existence of "screw jack" supports was mentioned in the home inspection report. These new columns were nailed into the existing first floor framing above and were resting on the existing concrete floor below without a mechanical connection. I recommended to Mr. Pulver that he should provide a mechanical connection at the base of the column screwed into the column and expansion bolted into the concrete floor.



OBSERVATIONS

The stone foundation of the dwelling was visible in the basement. It had been repaired in the past by pointing and the addition of mortar between and around the stones. I did not observe any obvious structural deficiencies with the exception of some mortar cracking in a number of locations. Mr. Pulver indicated that he did not contract to have this work done and was in place prior to him owning the property.



OBSERVATIONS

We entered Unit #2 which was on the second floor of the dwelling through the main stairwell and hallway which is located in the front of the dwelling. The unit was totally empty with no furnishings of any sort.

The second means of egress from the unit consisted of a rear spiral stair that Mr. Pulver mentioned was "grandfathered" from current Massachusetts State Building Code requirements. Care must be exercised when using this stair since it very steep and without adequate handrails.



OBSERVATIONS

I observed all the rooms within the unit and saw no obvious structural deficiencies. I observed no cracks in the walls and ceilings. The ceilings were low in all rooms and the floors were significantly sloped. The slope in the right front room is in excess of one (1) inch in six (6) feet.



CONCLUSION

I did not observe any structural issues other than those that I have outlined. All of these items with the exception of the spiral stair are expected in a wood framed residential dwelling that is 176 years old. The first floor structural framing visible in the basement, appears original with the exception of that replaced because of the termite issue. The current owner has made some improvements based upon I believe, the Home Inspectors report. The "screw jacks" have been replaced with conventional wooden columns although concrete filled lally columns would be more appropriate; the interior of the foundation has been repaired and pointed by a previous owner, and the termite issue has been addressed by the current owner.

The apparent lack of vertical "plum" at the front left exterior corner of the dwelling and the apparent bulge in the second floor sidewall on the right side of the dwelling are both deficiencies, however not surprising for a dwelling of the vintage.

The sloped floors in Unit #2 are noticeable but again not unexpected for a building on this age.

The second means of egress spiral stair in the rear of the building also serves the third floor of the structure. It is a dangerous stair in an emergency and not much can be done to improve its existing configuration. Since the current owner indicated that it is "grandfathered", it is a viable yet dangerous means of egress in an emergency.

In general, the dwelling is 176 years old and the deficiencies that I have noted are to be expected. I did not observe any glaring Structural deficiencies and would suggest that the dwelling is in fair structural condition given its age.

If you have any questions regarding my observations or conclusions, please call (978- 808- 4542 cell) or E-mail me at (rfkaminski@aol.com).

Respectfully
Richard F. Kaminski and Associates, Inc.



Richard F. Kaminski, P.E.
President