

February 18, 2020

GJ and BP Holdings  
Attn: Brian Packish  
P. O. Box 1933  
Vineyard Haven, MA 02568

RE: #14 Kennebeck Ave, OB  
VLS&E Job 723-1

Dear Mr. Packish,

The following is a report regarding the condition of your building at the above referenced property. On February 2 I inspected I visited the property to inspect the following systems:

1. Foundation support
2. First and second floor framing
3. Exterior weather proofing condition.

The structure was originally built around 1860 (per assessors), at a time when building standards of finish and support were much lower than the current building codes and regulations. The structure is still standing and has done so for many years, however this report considers the adequacy of structure under the current and future use and load. As the general appearance of the building reflects, many of the building systems have fallen into disrepair and in many situations were never built to a standard that supports the current use. The following are my observations and opinions regarding the building components reviewed:

**1. Foundation system:** The foundation consists of a shallow crawl space with brick perimeter walls and a variety of column support materials. The perimeter wall appears to be in acceptable condition, however the interior column supports are inadequate. The columns were not constructed on solid footings and have settled in places. Stones were used as footing to support some of the older timber columns and at a later date brick and concrete cinder blocks were installed in an attempt to add support. Though generally stable, the settling caused by a lack of solid footings has caused significant movement of the floor and wall framing above. Severely uneven floors, cracking of wall plaster and movement of bearing wall supports for the second floor and roof above has resulted. It is my opinion that the inadequacy of the foundation supports has caused much of the issues of uneven floors and even water intrusion from shifting sidewalls. The foundation should not be relied upon for any reconstruction or major remodeling.

**2. First and second floor framing:** The primary support beams consist of 3 x 6 (dimensional) fir with 2 x 3 fir floor joists. The joists and beam have all deflected significantly and also contribute to the uneven

floors and cracking of plaster. Though a catastrophic failure has not occurred yet, the beams are severely undersized for the current loading and would need replacement and reinforcing with any significant remodeling.

**3. Exterior weather proofing:** The sidewall of the structure consists of a variety of materials ranging from T-111 plywood to cedar shingles. Significant water intrusion is occurring and has caused rot and degradation of wall framing components and interior finishes and framing members. There appears to be years of effort in small patches to put a short term “band-aid” on numerous leaks, however, many have failed over the years. Much if not all of the sidewall should be stripped and replaced. Though this building has survived for many years with patches and additional supports, it is my opinion that the structure was not built to a standard that will safely support use and loads now and into the future. Lack of a solid foundation, framing system and weather proofing have all contributed to the breakdown of the materials and support. It is my recommendation that any significant renovation project consider removal of the structure and foundation as effectively all of the materials are either inadequate or have been compromised.

If you have any questions or comments regarding this report, please contact me.

Sincerely,



Reid G. Silva, PE PLS  
Professional Engineer  
Professional Land Surveyor