

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

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April 10, 2012

146 Hudson Street LLC
Attn: Mr. Edward Doherty
25 Doty Avenue
Danvers, MA 01923

Reference: 1346 Hudson Street
 Somerville, MA

Subject: April 3rd, 2012 Site Visit

Dear Mr. Doherty,

This letter confirms my visit to the above referenced address at your request to perform a structural review of the structural condition of the basement foundations, exposed framing and the overall structural integrity for the existing single family building. My field observations are only visual surface observations, and I have not cut any holes in the building finishes to verify structure, nor has any testing been performed to determine the structures underlying conditions.

The house is a wood-framed two story, timber framed structure with basement and mixed concrete and CMU block foundation walls and a basement slab on grade. I understand the house to be constructed circa 1910. See photo 1.

I proceeded into the house and into the first floor and viewed the sloping floors in the family room and kitchen. The slope in the floor is quite noticeable and appears to be at the lowest point in the kitchen. The floor also appeared to be "flexible" or "bouncy" when walking. I noted a large step at the threshold between the hall and kitchen.

I proceeded downstairs and into the basement where areas of the framing are exposed. I noted the original timber framing which spans from the sills at the outside foundation walls to interior timber beams. I noted evidence of moisture and wood deterioration and rot in the wood joist ends and sills. See photo 2.

I noted the perimeter foundation walls consisting of cast concrete for the lower portion and CMU blocks above. See photos 3. and 4. Various levels of deterioration and spalling was noted in the CMU, the CMU mortar joints and the concrete. Areas of light could be seen coming through the CMU mortar joints from within the basement.

I proceeded outside to view the condition of the foundations and the upper half of the CMU block is noted. Several areas of spalled and damaged CMU was noted around the perimeter of the house. See photo 5. I proceeded to review the remainder of the house, which was mostly covered by finishes and plaster. I noted several areas at the second floor with cracks in the plaster finishes and sloping floors. This is indicative of movement and possible distress due to loads and age of the structure, and foundation movements.

Conclusions and Recommendations

With the sloping floors, it is our experience that the major cause for the sloped floors is due to the notching of floor joists and undersized framing. ~~Sistering and reinforcing existing framing is required and adding joist hangers for flush framed connections of joists to timber beams, however, the floors will remain uneven, unless all finishes are stripped and floors are "jacked" to level and re-supported.~~

All wood which has been damaged from intrusion of moisture needs to be removed and replaced. This will include rotted sills, studs bearing on sills and joist ends as noted in photo 2.

The condition of the damaged areas of the foundation wall viewed is such that replacement is necessary. Re-pointing mortar which has deteriorated more than half the thickness of the wall is not effective and therefore not recommended. The existing foundations are in poor condition. This is certainly evident when observing the foundation wall from outside.

Given the above noted structural issues and repairs required, it is my professional opinion that the single family house located at 146 Hudson Street in Somerville, Massachusetts be condemned and therefore, be razed. The amount of foundation replacement and first floor framing replacement is such that the work is not feasible from a construction standpoint and economic one.

This letter report addresses only those structural problems referred to above and observed during this walk-through. Other structural problems may be concealed below grade, hidden behind finishes or not visible at the time of inspection. Although care has been taken in the performance of the inspection, no representation regarding latent or concealed defects, which may exist, is made. If there are any other concerns or questions, please do not hesitate to call.

Sincerely Yours,
ROOME & GUARRACINO, LLC



Carmine Guarracino, P.E.
Partner



Photo 1.

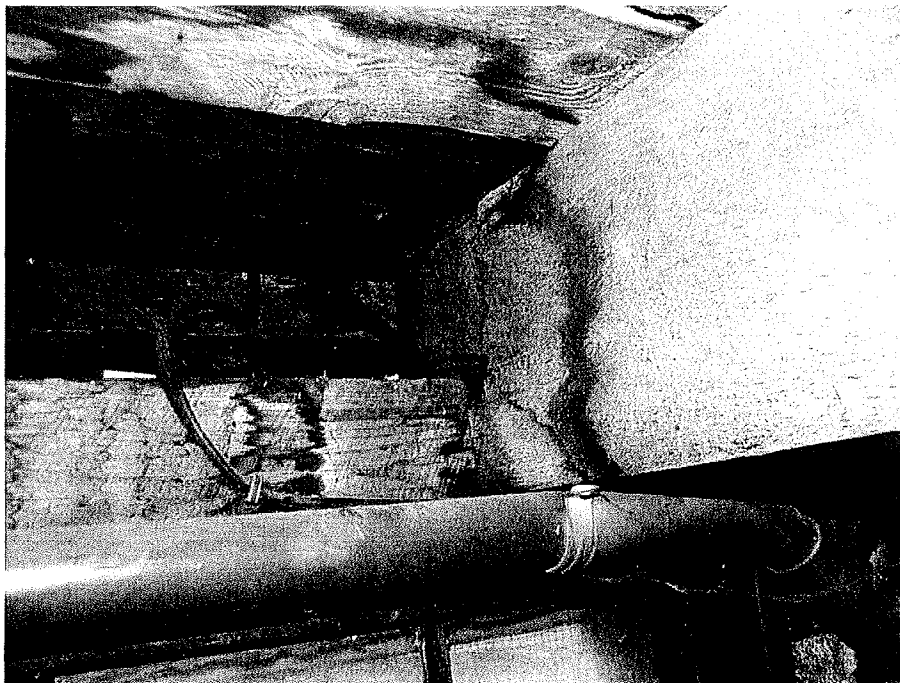


Photo 2.

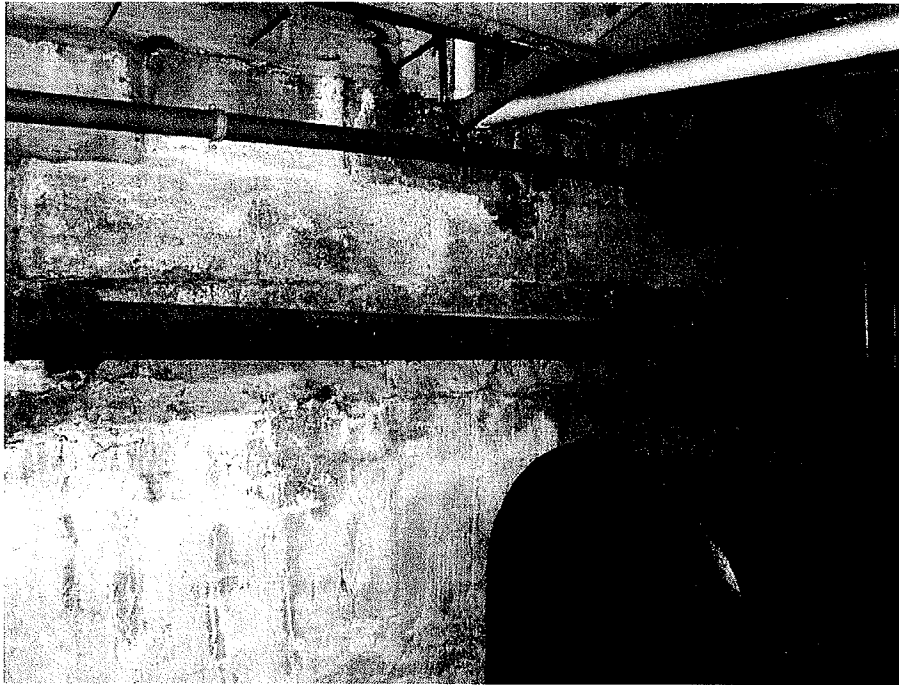


Photo 3.

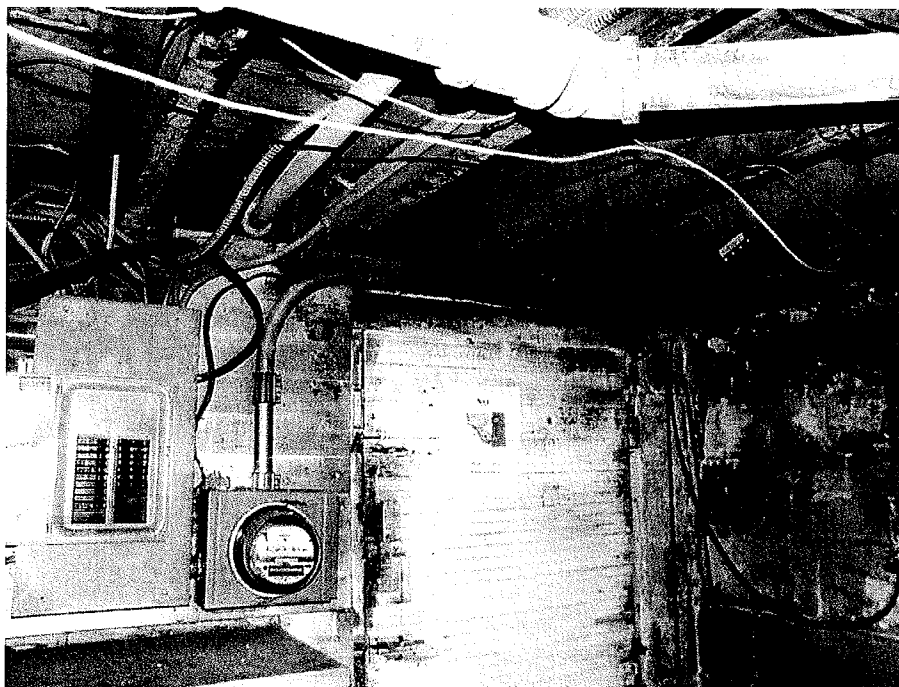


Photo 4.

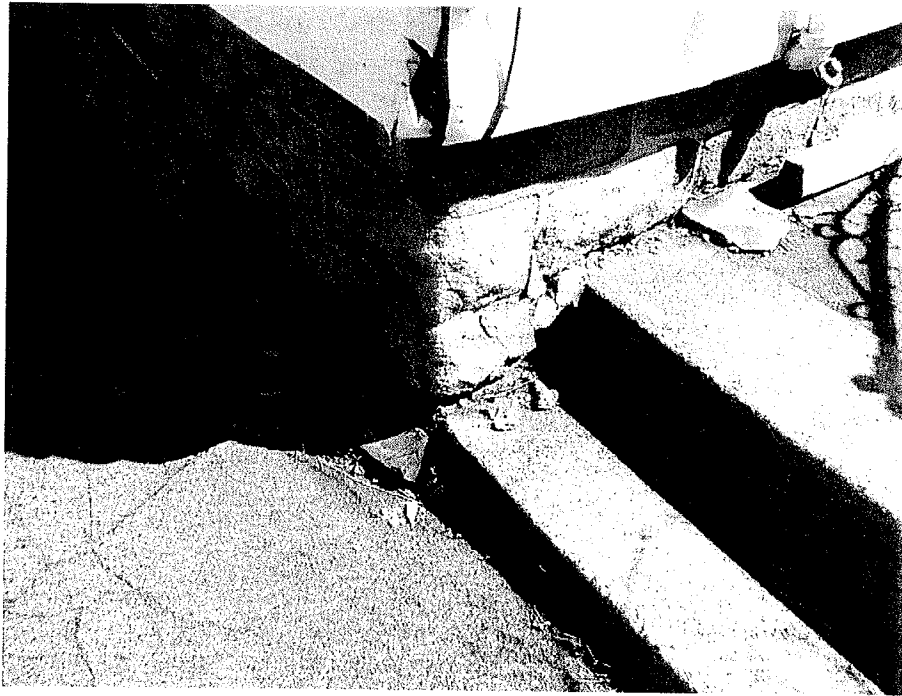


Photo 5.



Photo 6.