

with cross tie beams. Framing consists typically of stick framing covered with plaster veneers. Foundations vary from stone masonry to cast-in-place concrete and concrete block walls.

General Observations

A brief review of our site visit is as follows:

- Generally the building as a whole has undergone significant movement ,both vertical and horizontally. Floor levels varied as much a 3" in a 4' level.
- There are many areas where the structure has been compromised over time - cutting away of beams, marginal support, notching, holes, etc.
- There is extensive water damage throughout the building.

Some specifics:

- The sloped roof of the 1873 back part has essentially failed. We measured a vertical (relative) movement of over 8" and an outward horizontal movement of 7". The sloped roof consists of 4 primary frames (8 legs) supporting horizontal purlins, in turn support in the rafters. One of the main frames has completely failed (toothpicks now) and 5 of the remaining 7 parts are cracked and moving. The exterior brick wall has rolled over (failed) in the attic space.
- The single storey 1957 roof is also failed (completely rotted) in parts. There is extensive water damage throughout and complete deterioration of the roof joists in the inside corner between the 1873, 1863 and 1910 building (very heavy snow pile up).
- The column in the dining room is carrying a significant load and does not appear to be supported on a footing (difficult to see given the restricted crawl space. Additionally, the column is sinking (punching thru), already about a 2" depression in the immediately vicinity of the column.
- The basement inspection revealed the presence of many deeply notched beams (and logs) and supports missing or unfounded.
- General inspection noted many cracks in the plaster walls, again signs of movement.

Existing Conditions

Roof Structure

It became apparent in the early stages of our review that a majority of the deficiencies stemmed from the ingress of water through the flat roof structure. Several locations at the roof on both the third and the ground floor have resulted in isolated failure of the joists due to excessive moisture or the inability to remove the water from the roof. It is assumed that the roof membrane has failed locally throughout and was noted that backup of the roof drains could be seen from the underside of the roof deck. As a result, roof joists have failed due to severe rotting and/or excessive loading.