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To: bcioffi@vineyard.net; billmeegan@verizon.net; mvbigred@yahoo.com; allenfarm@vineyard.net; mustangfreedom@comcast.net;
Date: Wed, June 9, 2010 8:06:38 AM
Cc:
Subject: Fw: T Lane

This is the report on the inspection of the Farm House. Warren

— Original Message —

From: Beacon Home Inspections
To: warrendoty@verizon.net
Sent: Tuesday, June 08, 2010 2:10 PM
Subject: T Lane

BEACON

Home Inspections, Inc.

118 Springhill Road

Vineyard Haven, MA 02568

508 693-9216

beaconmv@verizon.net

Town Of Chilmark

c/o Warren Dotty

Chilmark, MA 02535

Dear Town of Chilmark,

At the request of Warren Dotty I performed a limited building inspection of the Circa 1755 vintage Tea Lane Farm House, May 20, 2010. I also returned on May 24 with Michael Carroll for his opinion of the structure.

This antique house represents an important historical piece of Island life and its rich past.

This limited report is not a blue print for a major preservation restoration of the house. The report is based on limited observations of conditions. I hope it will be a piece of the puzzle that contributes to developing a cost

<http://us.mg2.mail.yahoo.com/dc/launch?action=welcome&YY=2059734917&.gx=1&x&r...> 6/10/2010

effective approach to utilizing the house. This report is compiled in response to the challenge of providing safe basic living space for occupants, keeping the short run planning of 1- 4 years in mind.

Some issues that will need to be considered are structural stabilization, underside moisture controls, interior wiring, windows, lead paint, heating, insulation, adequate bath and kitchen facilities, roofing.

It is evident that limited budget restraints will make the job of preparing the house for occupancy a challenge.

I hope the following limited observations and recommendations will help you develop a sound cost effective plan.

Heating & Insulation

-The building cavities are not insulated.

-Existing heating is limited to an older (17 year vintage) Monitor direct vent heater.

-Exterior fuel storage tank is estimated at this vintage also. Exterior above ground tanks are now considered to have a 10 year life span. This fully depreciated tank needs proper disposal.

-Proposal to Consider Install a Rinnai direct vent appliance to replace old Monitor heater. Add insulation to the second floor cavity or lay right over the floor and use first floor only for winters in the short run. So that means consider using only the first floor for winters as a short term approach. For a Rinnai of course you would need a new gas tank and fuel lines.

Electrical System

-Overhead 100 amp service. Sidewall meter and main disconnect observed.

-Basement electrical Panels are all old vintage in my opinion and obsolete.

-House has small circuitry volume, and very old interior wiring. For example I observed worn through cloth sheathing where under a metal fastener, presenting a risk of arcing and fire.

-There are metal pull chain lights, a hazard near plumbing fixtures.

-In my opinion you need to budget for full interior rewiring and upgrading. This will also include adding modern smoke alarms an important safety item.

-There appears to be a very old overhead feed to the most adjacent outbuilding. I did not examine any of the outbuildings.

Well & Plumbing System

-Four inch PVC well at yard, and submersible pump. I found markings indicating possible pump vintage of 1994. I connected my water meter to the hydrant out by well and ran for about two hours at which time I observed 7 to 8 Gallons Per Minute, plenty of water volume. I measured 30 psi water pressure.

-Black plastic water line enters the bath underside crawl space.

-There are two older style air tanks at utility basement, rather than a modern bladder pressure tank.

-In line mineral stained cartridge filter observed at basement. Mineral deposits observed in toilet tank.

-Copper water lines at exposed water lines. Develop and carry out needed freeze protection with your plumber, to promote most effective freeze protection. Things like sealing any openings-gaps at foundation that allow freezing air infiltration, installing water line insulation...

-Mixed vintage waste/drain pipes. One plumbing vent stack at bath area of house. This vent is an exterior located vertical stack pipe.

-Kitchen sink older drain piping exits rear of house and may enter a separate drainage facility and not connect to the newer septic system. This fixture is not a vented fixture.

-Plumbing fixtures fill and drain.

-Electric water heater is also old, estimated at 17 years. I measured delivery temperature at 118 degrees which fairly quickly went down to less than 108 degrees, poor function. There is an absence of vacuum valve at the water heater. In my opinion you need to budget for water heater replacement. Wall hung gas fired model may be a good choice.

Bath (Full Remodel and Upgrading Needed)

Cost effective remodeling is warranted.

Some Suggestions:

Install modern GFCI protected wall electric outlet. Install wall switched light control. Install exterior vented exhaust fan.

Replace toilet with new 1.6 toilet.

Remove walls and ceiling surfaces, add building cavity insulation and replace finish surfaces.

Upgrade to a new window.

Install a wall hung electric heater (fan circulating type) or perhaps a combo fan/light/heater (with wall thermostat control).

-Replace separate hot and cold faucets with antiscald single lever faucet. Install protective surround wall panels at tub/shower (could be as simple as fiberglass panels). Refinish or replace bath tub fixture.

Kitchen & Pantry

-Major floor sagging observed.

-Windows need restoration.

-9x9 floor tiles are suspect for asbestos content. Adhesive might also have asbestos at older flooring of kitchen. Cover old surface with replacement flooring.

-Old enameled sink, copper piping, older S trap drain pipe is not modern vented and looks like it may not connect into the septic system.

-Kitchen gas cook stove with side heater. Manufactured metal chimney pipe runs up and out of chimney top. This

is an older appliance and needs to be checked for condition by gas technician. If usable the heater could be advantageous.

-Old electric wall oven is not functional, have circuit disconnected.

-Older washing machine at kitchen has water supply and mechanically vented PVC drain pipe installed.

-Poor ceiling surface, replacement recommended. Pantry ceiling pulling down.

-Rewiring of the kitchen is needed. Things like more circuitry, larger 20 amp circuitry, GFCI protection for outlets, wall switched lighting are needed changes.

Foundation & First Floor Structure / Moisture Controls / Drainage

A. Stone foundation walls.

-Antique wood floor structure. There are many areas of very slanted floors which displays the major downward movement of the wood floor structure. Limited inspection of the underside structure was made by Donald Cronig and Michael Carroll. Lots of outer wood has been damaged by wood boring beetles over the years in many cases down to the heart wood. There are multiple floor joist ends that are broken and will need shoring support to stabilize. To control costs shoring similar to the front porch floor shoring might be employed. In any case the house is not set up for added heavy concentrated loads (no pianos, no water beds, no large parties).

Your licensed experienced builder will need to identify all weakened areas of the floor framing and carry out structural reinforcements.

-There are exposed dirt floors. Installation of vapor barrier sheeting and mechanical dehumidification to reduce existing excessive moisture. Relative humidity of the air under the house measures 80% which is conducive to rot, and mold. Moisture content of the wood floor structure measures 21-25% also too high. It is important to get the relative humidity down to 50% or less and wood moisture content 19% or less on a sustained basis. Some other items to help reduce moisture are improved drainage away from the foundation walls, especially at rear of the house, and gutter replacement at rear.

B. Bath Crawl Space

Stone foundation walls.

Estimated 1920-1930's bath wing.

There is added shoring under the toilet. This will need further evaluation and addressing during bathroom work.

Sink drain pipe is old lead pipe.

Exterior Walls / Windows

Windows

Mixed vintage but mostly very old antique wood framed windows. Antique windows do not have balance hardware to keep them open. In my opinion you would want to remove the sashes from the openings to work on sash re finishing and any glazing work. Painted surfaces of openings should be stripped of paint down to bare wood and repainted. Following accepted standards for handling and working with lead paint is important and adds to costs. Windows need to be made operable so that adequate ventilation and weatherization can be provided for and to provide sleeping rooms with a second means of emergency egress.

Sidewalls

Exterior sidewall shingles are mostly satisfactory. There are some areas of spot damage that will need addressing. For example where the mud room entry joins the pantry there is some rot damage. Sidewall shingles of the upper rear dormer are rotted. Right gable sidewall of the building has somewhat newer looking replacement wood shingles, new flashings over window openings and new roof rake boards. I did not observe visual signs of major racking, leaning or bowing of the building exterior wall surfaces.

Front Porch

- There is a moderate volume of rotted porch flooring that needs replacement.
- There are also some rotted guard rail pieces that need replacement.
- I could not get the light fixture to respond.
- Stairs need safety handrails.
- The stone steps are very uneven and have high risers, another safety concern.
- At underside of porch floor I observed two sets of added mortared vertical support columns under two added pressure treated wood horizontal beams.

Roofing & Roof Structure

- Uninsulated cavity. Roof insulation is the most effective building cavity placement. Please see Heating section for one alternative approach.
- Antique timber and purlin framing. Wide board sheathing. Michael Carroll had some observations about how the roof is constructed and past repairs.
- Roofing is asphalt shingles. The center rear shed section is worn out and needs re roofing at this time. Also sidewall cheek shingles of the rear dormer are rotted and need replacement.
- The front roof shingles are satisfactory. You do have an odd indent of roofing at front sweep of the roof, but his is functioning at this time.
- Parts of the rear roofing and mud room roof shingles are aging but could be deferred perhaps for a couple of years.
- Bath roofing is older but satisfactory at this time.
- Seamed rear metal gutter is failed and resulting in unwanted excessive roof water at rear sidewall and is causing erosion trapping drainage. Corrective measures needed.

Chimney

- At underside crawl space I see dry piled stonework that would have supported the original chimney. A brick and masonry chimney has been constructed probably 1910 to 1930. This chimney now serves the metal chimney pipe of the kitchen stove-heater. There is at least one loose brick at chimney top. Flashings are visually satisfactory.

Interior

- Surfaces are very aged and many square feet are uneven with some pulling away from attachment. Thinking about not using the second floor for occupancy could help keep short term costs down.
- Staircase to second floor is of course steep and narrow due to vintage. You will at least want to add three way switched lighting if you are going to occupy the second floor. Also occupancy of second floor will require more expense to deal with probable removal and replacement of poor finish surfaces of the ceilings and walls.

There is no charge for this report.

Donald Cronig, for Beacon

MICHAEL E CARROLL and FRIENDS CONSTRUCTION, INC
POB 30,VH, MA

7/1/10

PRELIMINARY ESTIMATE FOR TEA LANE FARM REPAIRS

cell 508 294-4415

7/1/2010

<u>AREA OF WORK</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
INSULATION	assume combination of fiberglass and blown in cellulose	6,500
HEATING	as per Smith Plbg	29,000
ELECTRICAL	new 220A service,rewire house,service to garage, wtare pump, furnace	27,000
PLUMBING	6,000 as per Smith/5,500 kitchen/laundry	11,500
GAS SERVICE*	assume above ground tanks for heat/kitchen range	2,500
BATHROOM	gut demo/reframe/new flrs & finish	7,800
KITCHEN/PANTRY	gut demo/reframe/new flrs & finish/25 lf new cabinets & counters	35,000
FOUNDATION WORK	excavation/fdn reinforcement/new rat slab	30,000
FLOOR FRAME	add't 1st floor reinforcemnt as required	6,500
WINDOWS/DOORS	assume 19 windows/2 entry doors with storms	15,000
SIDEWALL SHINGLES	assume 14 sq wcc with 175 lf weave	15,000
FRONT PORCH	REMOVE decking / REPAIR FRM + STAIRS NEW DECKING	12,000

MICHAEL E CARROLL and FRIENDS CONSTRUCTION, INC
 POB 30,VH, MA

PRELIMINARY ESTIMATE FOR TEA LANE FARM REPAIRS

ROOFING	assume 11 sq rip& replace/roof sheathing repairs with 3/8" CDX ply overlay	12,000
CHIMNEY	assume new SS liner (guesstimate)	7,500
INTERIOR FINISHES	new clg & int trim 1st flr/all new finishes 2nd flr	20,000
MISC SITE WORK*	utility trenching/misc grading/machine time	5,500
MISC COSTS*	dumpfees	2,500
	misc labor	11,500
	supervision	10,000
		24,000

266,800

13,000

5,000

*2nd Fl Bath + Kitchen
 Paint Removal*

* NOT IN BEACON REPORT

284,800 x 20% Permit cost

ADD 2ND BATH ON 2ND FLR

" COST OF LEAD PAINT REMOVAL

\$ 342,000.-