

Project Number:	19060	Location:	Falmouth
Project Name:	Tidewater Farm	Weather Conditions:	28* Sunny
Date of Inspection:	2/19/19	Report Prepared by:	Mike Kane
Photos Attached:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Roof

<u>Roof Covering:</u>			
Location:	Material:	Approx. Age:	Condition:
Main building	Shingles	50 + yrs.	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory
Barn	Shingles	50+ yrs.	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory
			<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory

Notes:

Shingled roof of house is very old and totally in disrepair. Inspection from inside showed major leakage into building with severe wall and floor damage.

Shingled roof of the barn is in better repair but still is in disrepair with some water infiltration.

Gutters and Downspouts: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other
	Downspout Extensions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Notes: Gutters have rotted beyond repair
Chimney 1: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Location: Main area of building. Positioned off-center of building and centered to the side of ridgeline.
	<input type="checkbox"/> Block <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Other <input type="checkbox"/> Lined <input type="checkbox"/> Unlined
	Notes: chimney has totally broken apart. Water passing through roof cut is prevalent.

Exterior		
Windows and Skylights: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> Window Flashing <input type="checkbox"/> Insulated Glass <input checked="" type="checkbox"/> Storm Windows	
	Window Type: <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Fixed	
	Window Material: <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input type="checkbox"/> Vinyl Covered Wood <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other	
Notes: Windows in house are totally destroyed by vandals. Lack of glass has allowed weather into the building for many years.		
Exterior Siding: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory		
Location:	Material:	Condition:
house	wood	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory
Notes: Many rotted areas. Several areas with missing boards		
Exterior Trim: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Notes: Many areas of totally rotted trim. Several areas of completely missing trim	
Barn: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	
	Open barn area with attached work area and horse stalls	
	Notes: Barn is structurally unsafe. Contactor has abandoned a jack and chain in place to keep barn standing.	

Structure

Type of Building:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Unit <input type="checkbox"/> Condominium Unit <input type="checkbox"/> Other (un-heated)
Construction Type:	<input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Other
Roof Design:	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> Other
Foundation: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> Poured Concrete Slab on Grade <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Block <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Granite <input type="checkbox"/> Other
	Notes: This is a turn of the 1800's house that has had updates and repairs up to the 1950's with only minor repairs beyond.
Floor Structure Floor Joist: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> 2x6 <input type="checkbox"/> 2x8 <input type="checkbox"/> 2x10 <input type="checkbox"/> 2x12 <input type="checkbox"/> Engineered Truss <input type="checkbox"/> Truss Joist <input checked="" type="checkbox"/> Post and Beam <input type="checkbox"/> Other
Joist Spacing: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> 24" o.c. <input type="checkbox"/> 16" o.c. <input type="checkbox"/> 12" o.c. <input checked="" type="checkbox"/> Random <input type="checkbox"/> Other
Notes: Flooring is severely bowed with signs of decay.	
Wall Structure: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> 2x6 <input type="checkbox"/> 2x4 <input checked="" type="checkbox"/> Other
Notes: Rough sawn lumber with boarding and plaster. Walls have been severely vandalized	
Roof Structure: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> 2x12 <input type="checkbox"/> 2x10 <input type="checkbox"/> 2x8 <input type="checkbox"/> 2x4 <input type="checkbox"/> Engineered Truss <input checked="" type="checkbox"/> Post and Beam <input type="checkbox"/> Other
Notes: Roof is sagging . Water damage is notable	

Basement (or Lower Level)

Notes: This is an abandoned property of many years. Stonewall for main house with a block addition.

Basement Dampness: Some Signs Extensive None Observed
 Past Present Unknown

Heating System

Notes: Heating system has been abandoned for many years. Do to the many freeze-thaw cycles the system is no longer functional.

Distribution: Radiators Convective Baseboards Radiant Convectors

Piping: Copper Galvanized Cast Iron Pipes Not Visible
 Ductwork Heat Source in each Room: Yes No

Supplementary Heat: Wood Stove Fireplaces Unit Heater Other

Plumbing

Water Service Public Private Satisfactory Unsatisfactory
Pipes: Copper Galvanized Plastic Pipes not Visible

Piping: Copper Galvanized Brass Plastic Not Visible
 Satisfactory
 Unsatisfactory
 N/A

Notes: plumbing in building has been frozen many times. Complete replacement needed.

Electrical

Service Entrance Cable: Capacity: 60 Amps 120/240 Volts Outside Disconnect
 Satisfactory
 Unsatisfactory Service Entrance Conductors Overhead Underground
Conductor Material Copper Aluminum

	Notes: Old service is unsafe do to abandonment of building and vandalism
Interior	
Floors: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input type="checkbox"/> Hardwood <input checked="" type="checkbox"/> Softwood <input type="checkbox"/> Wall-to-Wall Carpet <input type="checkbox"/> Sheet Goods
	Notes: Basic wooden board flooring which severely warped from rain water exposure
Walls: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood Paneling <input type="checkbox"/> Other
	Notes: Walls are totally destroyed by water and vandalism.
Ceilings: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input checked="" type="checkbox"/> Wood Paneling <input type="checkbox"/> Ceiling Tile
	Notes: Ceilings are totally destroyed by water and vandalism.
Stairs/Railings: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Notes: Several areas of rotted boards and possible flaking lead paint
Doors: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Notes: Doors have been vandalized and all glass broken
Windows: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Double hung <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Storm windows
	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Vinyl Covered Wood <input type="checkbox"/> Metal <input type="checkbox"/> Insulated Glass

	Notes: Windows are totally destroyed by water and vandalism
--	--

Summary: Do to the severely deteriorated state of this house, this is an abbreviated outline of conditions. The structure is beyond a repairable state that makes financial sense. Because the building is open to weather “black” mold is present through out the building. Also flaking and possible lead paint is also abundant. For both health and safety reasons, we recommend this structure be demolished. The Barn structure is in somewhat of a better condition but is also beyond the stage of feasible repair. Currently the structure is unsafe and is being supported by a hydraulic jack and tension chain that is diagonally stressed in the main barn. The barn’s framing beams and barn-boards may have some reuse value. The Town may want to contact and architect to review the potential reuse value of the barn lumber.

I would like to recognize the persons that were present for this walk-through and thank them for their input on the building’s history:

- Nathan Poore, Town Manager**
- Caleb Hemphill, Town Council Chair**
- Michael Vance, Falmouth Land Trust**
- John Adelman, Falmouth Land Trust**
- Sue Farnham, Falmouth Historical Society**
- Betsy Whitcomb, Falmouth Historical Society**
- Elizabeth Burns, Resident**
- Ford Reiche, Former resident and brought up in Falmouth, who studied the history of this area in great detail.**

Mike Kane 2-22-19
Signature **Date**

Limitations of Field Observations: Information contained and appended (if any) to this field observation report is intended to note general construction observations at the time of the site visit. The information and/or conclusions indicated in the field report are not a guarantee that observed work meets applicable codes or regulations.





