

BEACON

Home Inspections, Inc.
455 State Road, PMB 235
Vineyard Haven, MA 02568

774 563-4047

beaconmv@verizon.net

Ellie Wise
c/o elliewise@icloud.com

May 28, 2021

Dear Ellie,

This document refers to existing conditions observed at the two story antique, 1890's vintage wood framed house, at 189 Katama Road, Edgartown, MA.

The date of these observations is March 10, 2021. Conditions were also observed by Donald Cronig, of Beacon Home Inspections, Inc. in August of 2017.

There have been long term deferred repairs to excessive sustained direct water entry of the building structure, including multiple wall cavities, wood floor structures, basement areas, and roof structure.

For example we see damaged finish walls and visual mold at top floor northwesterly bedroom, ongoing direct water entry of the basement, where there is dripping water from the underside of the first floor wood framing, wet/saturated wood framing and puddling at the dirt floor, as well as first floor north room damaged walls and floor.

These conditions have been going on unabated for a long time. The sustained excessive moisture entry of the building structure are conducive to the visual mold growth observed at the interior of the building, and volume of mold will increase as the weather gets warmer and more damp. Sustained excessive moisture progressively damages the structure and continues to promote further growth of mold.

Existing conditions may also negatively affect breathing of occupants, especially those with asthma or other breathing issues.

There is a high risk of concealed structural damage at moldy building cavities presenting progressive structural damage and weakening of the building structure.

Best Regards, Donald Cronig, for Beacon