

Brian Lane Construction

Brian Lane

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Dear Sir Or Madame ,

I am a licensed Commercial and Residential Construction Supervisor building on Marthas Vineyard for 35 years . Chris and Abby Sage have asked me to inspect 19 Mill Square Lane to determine the feasibility of renovation vs new home construction. I would like to bring to your attention the numerous faults in the existing building.

1. There are deteriorated and failed brick and mortar Piles supporting the main carrying beams with footings of undetermined size and strength.
2. Old Native log posts used for support of the main beam are failing and undersized with questionable density.
3. The current framing is undersized for span lengths for both dead and live loads. Heavy winds in recent storms have been witnessed in the shaking of the building.

4. There is no retaining wall for the slope of the grade and the soil collapse is partially undermining the current footings in the center of the building.
5. Based on past water staining of the entire enclosed North East wall , this could be subject to mold abatement putting reconstruction at risk to contractors.
6. To replace the roof , all new sheathing and most rafters are recommended to be replaced . Applied Architectural Asphalt Shingles to the existing building would void the warranty.
7. Most of the exterior and Interior framing would have to be replaced , existing stud spans of four feet are obsolete. The Homeowner could reuse much of the existing materials only in a cosmetic application. Even the old Fir flooring would have to be pulled up , new sheathing applied to Joists , and then , renailed.

There is no structural detail that would not have to be upgraded in renovating this house.

Yours ,
Brian Lane