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STRUCTURAL, CIVIL, COASTAL ENGINEERING & PERMITTING

November 4, 2021

At the request of Chris Alley of Schofield, Barbini & Hoehn, I inspected the property at 22 Hatch Road in Vineyard Haven, MA. on 11/1/2021. The property is a two-story, single-family dwelling built around 1900 according to the Tisbury Assessors office. The original structure has been added onto over the years. The following is a structural evaluation of the property.

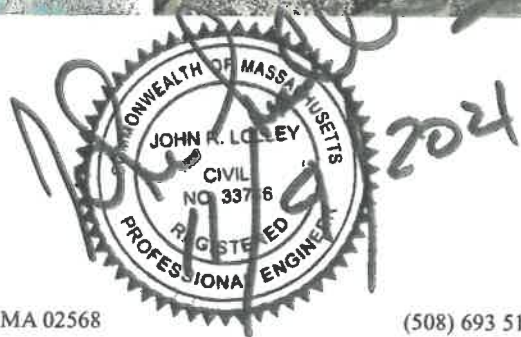


Hole in eroded foundation.

### **Building foundation:**

The building's original foundation consists of field stones cemented together with lime mortar of the 1875/ 1900 era. I noted significant foundation wall deterioration inside and outside the stone foundation wall most likely due to stormwater draining toward and into the foundation over the years. Lime mortar is permeable and in the subject house the mortar at grade level has deteriorated and been washed away leaving open holes between the existing basement stones. This in turn causes the interior foundation to be damp, weakens the supporting capacity of the existing foundation wall and provides an entry for

animals into the basement. The basement supporting timbers are rough sawn and exhibited some bowing.



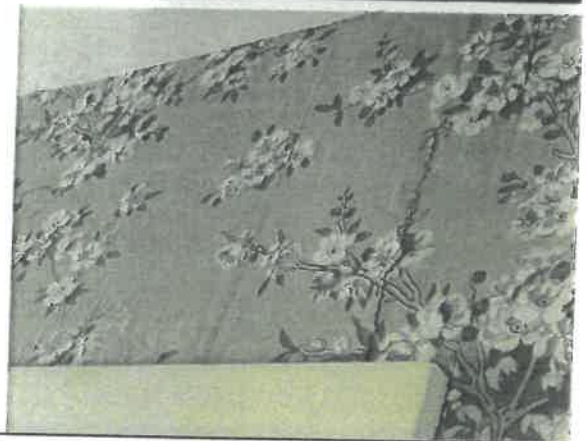
**First Level:**

The accumulated moisture of the damp foundation has caused cupping/bowing of the first level hardwood floors as well as bowing of the floor support timbers. Wood doors and cabinet doors stick due to the uneven floors and moisture arising from the basement. There is a musty, moldy smell throughout the first level.



**Second Level:**

The second level floors are warped in a rear bedroom and the closet door does not close properly. New oak floors in a front bedroom have also warped and the closet doors don't close properly. The second level floors are out of plumb by 5/8" in 8'.



Plaster cracking caused by building settlement



**Attic:**

The attic roof rafters are modern 7 1/2" deep x 1 1/2" plain sawn timbers. Blown-in cellulose insulation was noted in the attic.

**Conclusion:**

Overall, the house is in average condition for its age. It is recommended that the structural and dampness issues be addressed if continued to be used as a residence.