

Assumes re-occupancy in its original usage						
Conversion to office or storage might require more						
Strictly stabilization, with no occupancy, may require less						
Non-structural deficiencies, including architectural finishes, electrical, plumbing, etc., are not covered or included as part of the scope of this report.						
	962 Madison		192 Partridge		194 Partridge	
Basement/ Foundation Walls	Re-set any loose bricks. Re-point mortar at any exterior brick locations with loose mortar.	\$ 4,000.00	Re-set any loose bricks. Re-point mortar at any exterior brick locations with loose mortar.	\$ 3,000.00	Re-set any loose bricks. Re-point mortar at any exterior brick locations with loose mortar.	\$ 2,000.00
	There appears to have been a fire and one floor beam is not supported by anything. Add a structural support for the unsupported beam.	\$ 3,000.00			Wood framing has been damaged by long term exposure to water. The wood is soft and there is organic growth. Organic growth should be evaluated and remediated.	\$ 3,000.00
	Water was visibly leaking through the door of the basement. Repair deteriorated framing.	\$ 2,000.00			Deteriorated structural members should be reinforced or replaced.	\$ 2,000.00
					Basement is wet from water leaking through the building and evidence of water infiltration is seen on the walls.	\$ -
Water Infiltration	No action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.	\$ -	No action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.	\$ -	No action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.	\$ -
First Floor	Apparent water damage due to roof leaks. Repair deteriorated framing.	\$ 2,500.00	No structural damage or water infiltration	\$ -	Extensive damage to finishes at the back kitchen/bathroom area. Wood is wet and deteriorating. Remove all water damaged wall finishes.	\$ 3,000.00
					Repair or replace water damaged wall framing.	\$ 3,000.00
					All deteriorated sheathing should be replaced with new floor sheathing.	\$ 3,000.00
Second Floor	Apparent water damage due to roof leaks. Repair deteriorated framing.	\$ 2,500.00	Repair deteriorated framing if encountered	\$ 2,500.00	Remove and replace all water damaged wall finishes.	\$ 3,000.00
	The bay window slopes significantly and the prevents the window from closing completely. Provide a structural support for the front of the bay window.	\$ 5,000.00			Repair or replace water damaged wall framing.	\$ 2,000.00
					All deteriorated sheathing should be replaced with new floor sheathing.	\$ 3,000.00
					Floor joists should be inspected as a part of this work and all deteriorated members should be repaired or replaced.	\$ 5,000.00
Attic/Roof	Several active roof leaks have caused deterioration to some wall and floor framing. Address all roof leaks, either by repairing the existing roof, or by providing a new roof.	\$ 20,000.00	Address all roof leaks.	\$ 20,000.00	A new roof should be installed on the entire building. Remove all existing roofing. Remove all deteriorated roof sheathing.	\$ 10,000.00
	Roof framing has fire damage near the back of the building. Repair deteriorated framing.	\$ 10,000.00	Repair deteriorated framing if encountered.	\$ 2,500.00	Reinforce or replace any deteriorated roof rafters.	\$ 5,000.00
					Reinstall a new roofing system.	\$ 15,000.00
					The attic was not inspect due to the water damage on the stairs/ladder.	\$ 2,000.00
Exterior Walls	NA	\$ -	No action required	\$ -	There is some non structural damage to the siding.	\$ 2,000.00
Front Porch	The four porch footings should be removed and reconstructed to provide an adequate footing size and frost depth (4' deep).	\$ 10,000.00	The porch deck surface should be replaced.	\$ 3,000.00	The porch deck has significant deterioration and should be replaced.	\$ 2,000.00
			Rebuild the stairs.	\$ 2,000.00		

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			Install a uniformly sloping walk from the site stairs to the building stairs. Either reset the existing stone or install a concrete or paver walkway.	\$ 5,000.00		
Back Porch	The rear porch is pulling away from the building and the east side has settled more than the west side. The rear porch should be demolished. A new deck or stairs should be constructed or the existing doors could be removed and the openings could be framed in.	\$ 8,000.00	NA	\$ -	The handrail is missing from one side of the stairs. Construct a matching, code compliant railing for both sides of the porch stairs.	\$ 500.00
	*The building has experienced roof leaks and may have structural deterioration that is concealed behind wall finishes. In general, as damaged wall finishes are replaced, the framing behind these finishes should be evaluated. If deteriorated framing is discovered, it should be repaired or replaced.	\$ 18,000.00				
	gutters	\$ 6,000.00			gutters	\$ 5,000.00
	drainage	\$ 20,000.00	drainage	\$ 12,000.00	drainage	\$ 12,000.00
	abatement	\$ 5,000.00			abatement	\$ 25,000.00
	aesthetics	\$ 5,500.00				
	mold abatement	\$ 15,000.00			mold abatement	\$ 15,000.00
	Total Estimate Reoccupancy	\$ 136,500.00		\$ 50,000.00		\$ 122,500.00
	Estimate Stabilization Cost	\$ 126,500.00		\$ 42,000.00		\$ 67,500.00