

MICHELE CUDILO, P.E.
Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 3
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

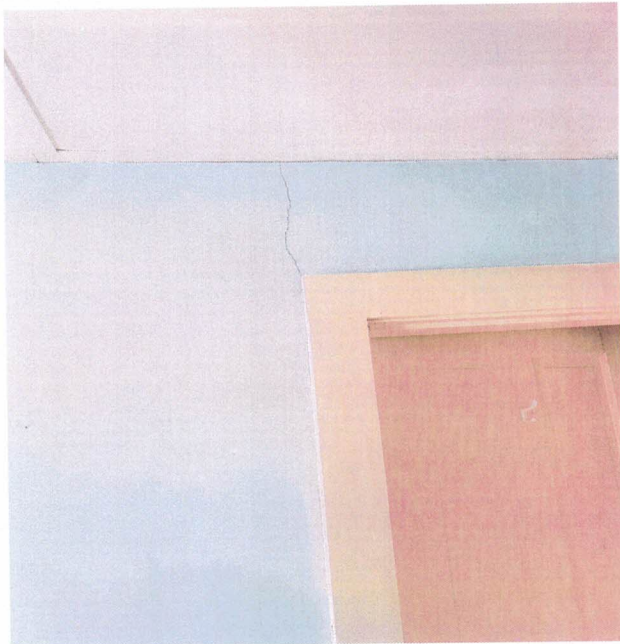
1. The building is a hip roof 1-story residence with a gable-roofed add-on for two sections: the main core, 26'x20', is a Sears house, dated 1900 on assessors database, constructed with a site built entrance bump-outs at each side. Finished ceiling height is 7'-6".
2. Existing first floor beams, 4x6, on timber posts and dry-laid concrete block foundation piers, approximately 1' above grade: 2x6 joists on 6x4 sill has rot and deterioration. The piers are set on the exposed soil, with no vapor barrier. There is a thin timber surround at grade. There is evidence of animal digging below this surround to get inside the footprint.
3. Left hand side (LHS) entrance stoop has rotted construction and requires replacement.
4. Right hand side (RHS) entrance porch, approximately 9' x 17'3", inside: Floor dips to exterior wall at the Sears exterior wall. Exposed rafters, 2x4@2' on center with tongue and groove sheathing is a cathedral with 7'6" to 11'9" height. Ridge rot is evident.
5. Interior: floor dips toward center wall. Wall height approximately 7'10", with structural crack at top of wall due to settlement.
6. Suspended ceiling with 1x3 hangers to 2x6 rafters and 2-2x8 hips. Evidence of water leaks in roof appears, seen from the access hatch.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint. The RHS entrance porch and LHS entrance stoop require reconstruction.

The superstructure core, the Sears portion, may be considered for reuse, however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/3

A handwritten signature in blue ink that reads "Michele Cudilo, P.E." with a stylized flourish at the end.



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-8-0	KEY:	1886	LOCATION:	3 WALSH WAY
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CURRENT OWNER		FY 2021 PARCEL VALUE	
TOWN OF TRURO,		LAND VAL:	\$210,100.00
PO BOX 2030		BUILDING VAL:	\$50,600.00
		DETACH VAL:	\$400.00
TRURO, MA 02666		APPR VAL:	\$261,100.00
		TAX VAL:	\$261,100.00



STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	35822

SALES HISTORY

OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
3 WALSH WAY REAL ESTATE TR	QS	27849 / 58	26-Nov-2013	\$ 279,000
BACHAND MARY LEOPOLDINE	99	1037 / 43	27-Apr-1959	\$ 0

BUILDING	1	KEY:	1886	LOCATION:	3 WALSH WAY
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YEAR BUILT	1900
STYLE	RANCH
QUALITY	-
NET SF	580

DATE MEASURED	29-Jan-2019
DATE LISTED	30-Oct-2009



ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	HARDWOOD	1
INT. FINISH	PLASTER	1
HEATING/COOL	NO HEAT	13
FUEL SOURCE	NONE	8

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	3
BEDROOMS	1
BATHROOMS	1
FIXTURES	3
UNITS	0

MICHELE CUDILO, P.E.

Consulting Structural Engineer

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February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

RE: **Residence at BUILDING 5**
WALSH WAY, TRURO, MA

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

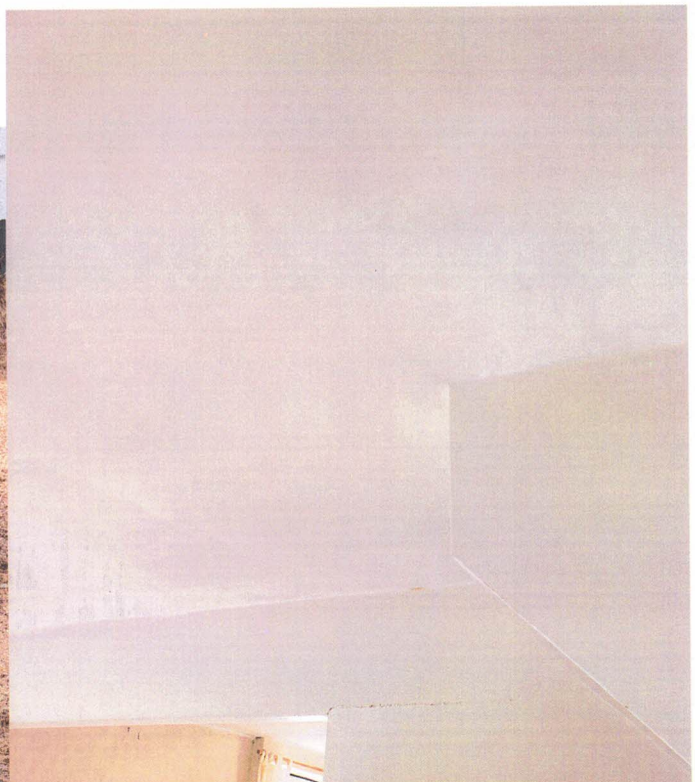
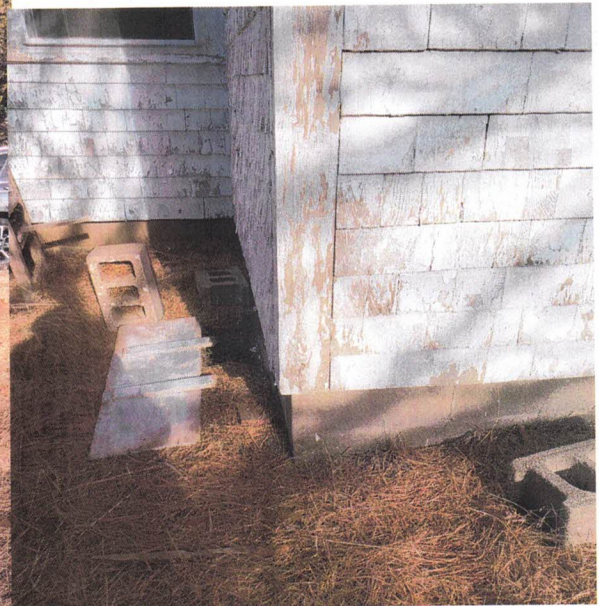
1. The building is a gable roof 1-story gable-roofed residence with add-ons for two sections: the main core, 18'x20', is a Sears house, dated 1900 on assessors database, constructed with a site built covered entrance screen porch bump-out, and rear bath bump-out on concrete block foundation. There is a low ceiling height from 6'-11" to 5'-8" height in the bath. The living space has 8' ceilings, with 7'-6" height in the Bedroom.
2. Existing first floor beams, 4x6, on timber posts and dry-laid concrete block foundation piers, approximately 1' above grade: 2x6 joists on 6x4 sill has rot and deterioration. The piers are set on the exposed soil, with no vapor barrier. There is a thin timber surround at grade. There is evidence of animal digging below this surround to get inside the footprint.
3. The entrance screen porch has rotted construction and requires replacement.
4. Interior: floor dips throughout, indicative of insufficient foundation support. There is a chimney that may be abandoned.
5. Flat ceiling with 2x6 ceiling joists and rafters. Evidence of water leaks in roof, observed from the access hatch.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint. The entrance Screen Porch requires reconstruction. The rear bump-out is recommended to have compliant ceiling height minimums.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-134-0	KEY:	2006	LOCATION:	5 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE	
TOWN OF TRURO,	LAND VAL:	\$210,800.00
PO BOX 2030	BUILDING VAL:	\$30,000.00
	DETACH VAL:	\$4,700.00
TRURO, MA 02666	APPR VAL:	\$245,500.00
	TAX VAL:	\$245,500.00



STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	34032

SALES HISTORY

OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

BUILDING	1	KEY:	2006	LOCATION:	5 WALSH WAY
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YEAR BUILT	1900
STYLE	COTTAGE/BUNG
QUALITY	A
NET SF	520



DATE MEASURED	30-Jan-2017
DATE LISTED	14-Jun-2000

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	GABLE	1
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	1
BATHROOMS	1
FIXTURES	3
UNITS	1

MICHELE CUDILO, P.E.

Consulting Structural Engineer

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February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 6
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a crawl space pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks and appendages.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with covered porch add-on: the main core, 22'x18' is a Sears house, dated 1940 on assessors database. The house and bump-out are supported on CMU walls and piers. There is a rear partial basement access.
2. Interior: floor dips throughout, indicative of insufficient foundation support. There are interior fireplace leaks. Mold is evident.
3. The grade slopes from a rear and left side hill; the rear has a hollow CMU retaining wall adjacent to the foundation, which has failed in locations. The structure is supported on CMU piers on grade, observed through access at rear. The 4x6 sill is dry at this location, where there is a partial basement at the access.

First floor 2x6 @ 2' on center x 10.5' long, framing over dry-laid CMU. There are loose shims between beams and piers.

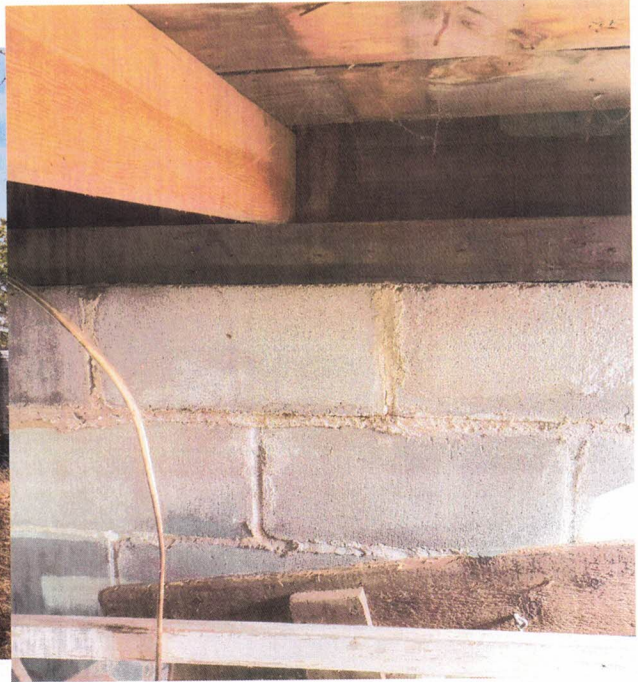
4. There is no attic scuttle, however ceiling cracks are observed.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/6

*Michele Cudilo
P.E.*



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-133-0	KEY:	2005	LOCATION:	6 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE
TOWN OF TRURO,	LAND VAL: \$177,000.00
PO BOX 2030	BUILDING VAL: \$61,800.00
	DETACH VAL: \$0.00
TRURO, MA 02666	APPR VAL: \$238,800.00
	TAX VAL: \$238,800.00



STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	19602

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

BUILDING	1	KEY:	2005	LOCATION:	6 WALSH WAY
YEAR BUILT	1940				
STYLE	COTTAGE/BUNG				
QUALITY	A				
NET SF	674				



DATE MEASURED	29-Jan-2019
DATE LISTED	02-Nov-2009

ELEMENT	DESCRIPTION	CD
STORIES(FAR)		1
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	N/A	99
INT. FINISH	PLASTER	1
HEATING/COOL	FORCED AIR	1
FUEL SOURCE	OIL	1

CAPACITY	UNIT
ROOMS	0
BEDROOMS	2
BATHROOMS	1
FIXTURES	3
UNITS	0

MICHELE CUDILO, P.E.

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February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 7
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

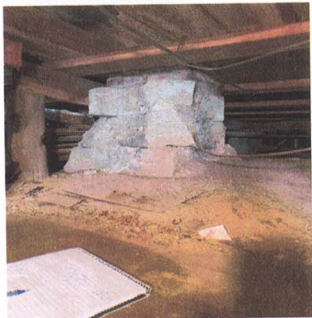
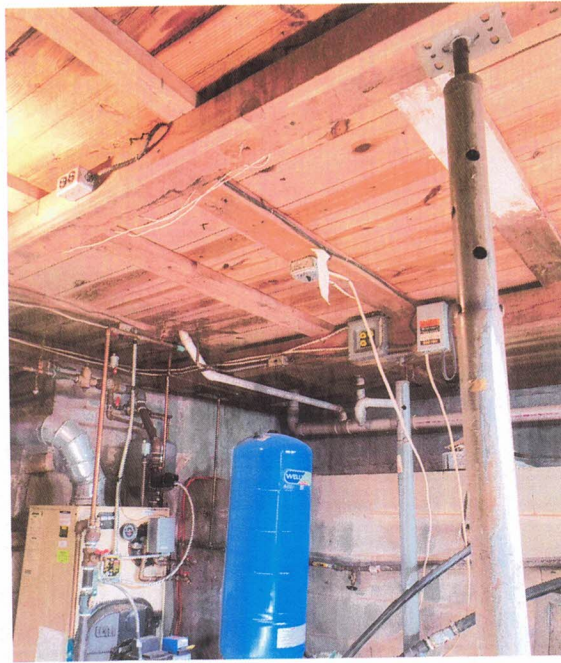
1. The building is a 1-story gable-roofed residence comprised of two "boxes", with a shed roof add-on: the main cores, 18'x15' LHS, and 22'x13' RHS, are Sears houses, dated 1920 on assessors database, constructed with a site built shed-roof add-on 10' x15' on the LHS. There is a low ceiling height from 7'-1", with 6'-10" height below the center joining beam.
2. Interior: floor dips throughout, indicative of insufficient foundation support. There is a structural crack in the right side at the fireplace, with ivy growing through cracks in the exterior wall. Mold is evident. There is a parquet flooring material.
3. The basement is partial C.M.U. frost wall, with a partial basement at the access entrance. 2x4 and 2x6 flat first floor framing, with tongue and groove sheathing is substandard. Intersection crawl and full not well constructed, with 6x4 flat and temporary telescopic column support.
4. An exterior chimney at the left side may be abandoned.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/7

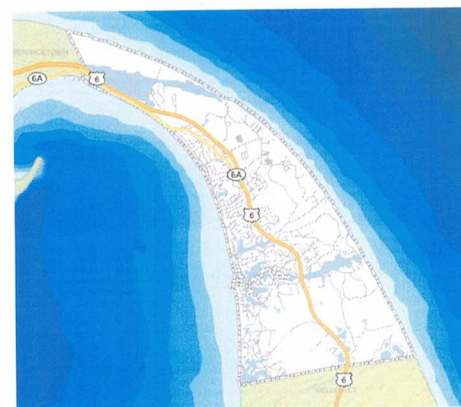
Michele Cudilo, P.E.



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-135-0	KEY:	2007	LOCATION:	7 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE
TOWN OF TRURO,	LAND VAL: \$250,700.00
PO BOX 2030	BUILDING VAL: \$128,700.00
	DETACH VAL: \$6,100.00
TRURO, MA 02666	APPR VAL: \$385,500.00
	TAX VAL: \$385,500.00

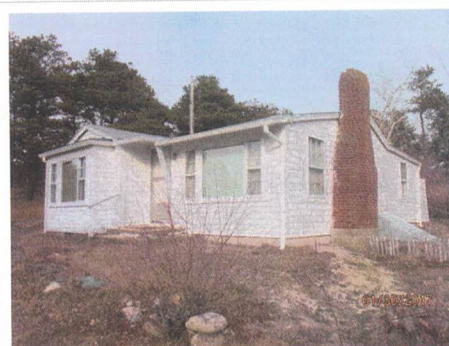


STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	121661

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

BUILDING	1	KEY:	2007	LOCATION:	7 WALSH WAY
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YEAR BUILT	1920
STYLE	COTTAGE/BUNG
QUALITY	A
NET SF	803



DATE MEASURED	30-Jan-2017
DATE LISTED	14-Jun-2000

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	GABLE	1
ROOF COVER	WOOD SHINGLES	2
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	HOT WATER	2
FUEL SOURCE	OIL	1

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	2
BATHROOMS	1
FIXTURES	3
UNITS	1

MICHELE CUDILO, P.E.

Consulting Structural Engineer

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February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 7A
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence, with a raised exterior deck and front add-on: the main core, 20'x25' is a Sears house, dated 1928 on assessors database, constructed with site built gable-roofed add-ons to the front and rear. There is a ceiling height from 8'-1" to 8'-0" height in the core, with 6'-7" below the beam at the rear add-on.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. There is a hump at the interior chimney. Mold is evident.
3. The grade slopes from the rear down toward the front deck entrance. The structure is supported on timber posts, elevated to 3.5' maximum, above grade, with the rear constructed below grade with an adjacent retaining wall. First floor is 2x6 framing.
4. An interior chimney may be abandoned.
5. Flat ceiling with 2x6 ceiling joists and rafters. Evidence of water leaks in roof, observed from the access hatch.

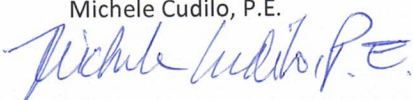
Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.

Sincerely,
Michele Cudilo, P.E.



/2020-365/7A

MICHELE CUDILO, P.E.

Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 7B
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence, and add-on: the main core, 20'x30' is a Sears house, dated 1919 on assessors database, constructed with site built gable-roofed add-on 10'x20'.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. There is a hump at the interior chimney. Mold is evident.
3. The grade slopes from the rear down toward the front. The structure is supported CMU basement with 5'-6" height at entrance, sloped upward toward the rear. There is a lot of storage in this entrance. First floor is 2x6 @ 2' on center framing. There are 2 rows of 4x6 beams @ 7' on center, 2 rows of piers at 5'6" on center.
4. There is a large front deck, with rot, and portico brackets. There is a left side sun porch.
5. Flat ceiling with 2x4 @ 2' on center ceiling joists to center bearing. Collar ties at 2' on center. Possible asbestos present; was informed that asbestos was left in abandoned detached Garage at rear, which is now taped off, "Danger".

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/7B

Michele Cudilo, P.E.



BUILDING	2	KEY: 2007	LOCATION: 7 WALSH WAY A
YEAR BUILT	1919		
STYLE	COTTAGE/BUNG		
QUALITY	-		
NET SF	818		



DATE MEASURED	30-Jan-2017
DATE LISTED	

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	3
BATHROOMS	1
FIXTURES	3
UNITS	1

BUILDING	3	KEY: 2007	LOCATION: 7 WALSH WAY B
YEAR BUILT	1928		
STYLE	COTTAGE/BUNG		
QUALITY	-		
NET SF	950		



DATE MEASURED	30-Jan-2017
DATE LISTED	

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	3
BATHROOMS	1
FIXTURES	3
UNITS	1

MICHELE CUDILO, P.E.

Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 10
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with 2nd floor loft, similar to Building #13: the main core, 22'x25' is a Sears house, dated 1940 on assessors database. The house and bump-out are supported on piers. There is a front deck in generally good condition, and rear entry deck and enclosed shower.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. Mold is evident. There are exposed floor sheathing areas with rot and mold present.
3. The grade slopes away from the front right side. The structure is supported on two-course CMU piers on grade, with access at rear.

First floor 2x6 @ 2' on center framing over 4x6 beams @ 8.5' on center; with 2 rows at 10' on center, is light framing. Each wood pier is constructed with 2 CMU upright supplemental piers. There are loose shims between beams and piers.

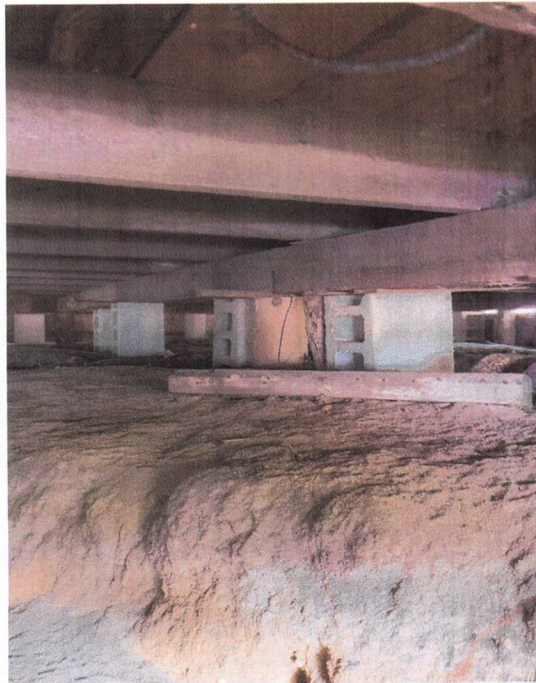
4. There is a loft with 7'-3" to 3' ceiling height at kneewalls. There is 7'-6" first floor ceiling height. The first floor slopes toward the center bearing wall.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/10

Michele Cudilo, P.E.



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-10-0	KEY:	1888	LOCATION:	10 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE
TOWN OF TRURO,	LAND VAL: \$213,300.00
PO BOX 2030	BUILDING VAL: \$97,200.00
	DETACH VAL: \$5,300.00
TRURO, MA 02666	APPR VAL: \$315,800.00
	TAX VAL: \$315,800.00



STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	42447

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
10 WALSH WAY REAL EST TR	99	17034 / 46	04-Jun-2003	\$ 0
TEN WALSH WAY REAL EST TRUST	99	15327 / 145	02-Jul-2002	\$ 0
WALSH JOSEPH W & EVELYNE M	99	1416 / 239	17-Oct-1968	\$ 0

BUILDING	1	KEY:	1888	LOCATION:	10 WALSH WAY
YEAR BUILT	1940				
STYLE	CAPE				
QUALITY	A				
NET SF	881				



DATE MEASURED	29-Jan-2019
DATE LISTED	02-Nov-2009

ELEMENT	DESCRIPTION	CD
STORIES(FAR)		1.4
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	GABLE	1
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	N/A	99
INT. FINISH	PLASTER	1
HEATING/COOL	NO HEAT	13
FUEL SOURCE	NONE	8

CAPACITY	UNIT
ROOMS	0
BEDROOMS	3
BATHROOMS	1
FIXTURES	3
UNITS	0

MICHELE CUDILO, P.E.

Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

February 12, 2021

BSC Group
349 Main St. Unit D
W. Yarmouth, MA 02673

**RE: Residence at BUILDING 13
WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with loft: the main core, 24'x26' is a Sears house, dated 1940 on assessors database.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. Mold is evident. There are exposed floor sheathing areas with rot and mold present.
3. The grade slopes away from the front. Front stoop has 2x6 decking. The structure is supported on CMU crawl space walls with entrance below rear Kitchen bump-out. LHS CMU on 16" concrete footing. RHS piers with timber retaining wall adjacent to foundation. Noted bottom siding replaced, repairs made.

First floor is 2x6 and 2x8 @ 2' on center framing. There are loose shims between beams and piers.

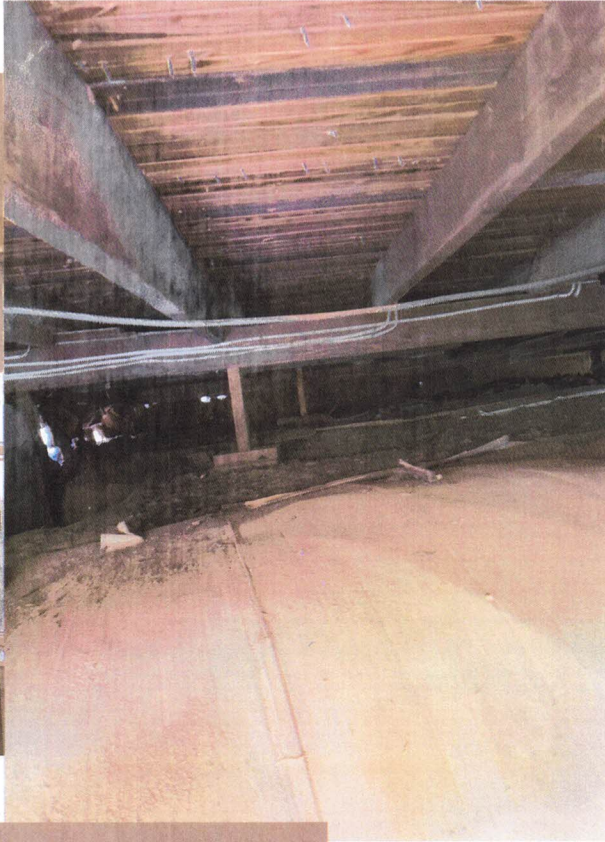
4. There is a loft with 7'3" to 3' ceiling height at kneewalls. There is 7'3" first floor ceiling height, with 6'4" below beam at rear kitchen. There are structural cracks over center bearing wall. Ceiling cracks also, indicate that not meant for 2nd floor occupancy.

Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,
Michele Cudilo, P.E.
/2020-365/13

Michele Cudilo, P.E.



TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	43-13-0	KEY:	1891	LOCATION:	13 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE	
TOWN OF TRURO,	LAND VAL:	\$236,500.00
PO BOX 2030	BUILDING VAL:	\$56,600.00
	DETACH VAL:	\$1,800.00
TRURO, MA 02666	APPR VAL:	\$294,900.00
	TAX VAL:	\$294,900.00



STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	91476

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH RUTH C REAL ESTATE TRUST	99	15998 / 329+	06-Sep-2007	\$ 0
WALSH RUTH C REAL EST TRUST	99	15998 / 329	29-Nov-2002	\$ 0
WALSH JOHN H & RUTH C	99	1339 / 331	23-Jun-1966	\$ 0

BUILDING	1	KEY:	1891	LOCATION:	13 WALSH WAY
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YEAR BUILT	1940
STYLE	COTTAGE/BUNG
QUALITY	A
NET SF	652



DATE MEASURED	29-Jan-2019
DATE LISTED	02-Nov-2009

ELEMENT	DESCRIPTION	CD
STORIES(FAR)		1
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	GABLE	1
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	N/A	99
INT. FINISH	PLASTER	1
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
ROOMS	0
BEDROOMS	1
BATHROOMS	1
FIXTURES	3
UNITS	0