Memo

To: Kelly Sullivan Clark, Assistant Town Manager

From: Jarrod J. Cabral DPW Director

Date: March 24, 2021

Re: Walsh Update

Septic Systems:
The Town opted to not complete any septic inspections prior to the sale of the property. 10 Walsh way was documented has having a title V system. Upon visiting the site to complete an inspection it has been determined that 10 Walsh way does not have a title five system. There is a stamped engineered plan on file with a permit application, but the system was never installed. All parcels currently have cesspools.

Structural:
The common conclusion for all structures located on the Walsh property is to replace the foundation, re-fasten or replace framing, repair roof leaks, damaged exterior wood, and all architectural finishes require replacement due to mold. In some cases, large structural components have been recommended to be replaced, and reconstructed entirely - Porch entrances, stoop entrances, and decks. Noted in each individual evaluation as an alternative, demolition and reconstruction is suggested.

Survey:
As part of the survey research was conducted on each parcel file at The Building Department, Barnstable County Registry of deeds, and the Massachusetts Land Court to acquire current record of deeds, plans, and locations of abutting properties. A field survey was conducted to check the topography based on LiDAR data. Each structure was field located for depiction on the project plan, and a topographic map was completed which also depicts the structures.

Notes:
An evaluation for the presence of asbestos, lead, radon, and mold has not been done. Asbestos was commonly used in building materials during the time period of construction of the structures. Applications of asbestos include, fire retardant coatings, concrete bricks, pipes, fireplace cement, heat – fire, and acid resistant gaskets, pipe insulation, ceiling insulation, fireproof drywall, flooring and roofing materials.

Sincerely,
Jarrod J. Cabral
Director
Department of Public Works