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May 7, 2016

Jodi Pearson Kolosey
P.O.Box 395
Wells, ME 04090

Re: Structural Review of Chimney Settlement
32 Harbor Road
Wells, ME 04090

Dear Jodi,

At your request, I met with you and Tiffany Bond on May 6, 2016 to perform a brief visual review of the existing residential brick chimney located at 32 Harbor Road in Wells. The purpose of the site visit was to look for evidence of recent settlement based on:

1. Observations of the chimney at accessible areas; and,
2. Review of the 12/24/09 stamped report prepared by Criterium Engineers.

Please note that the scope of this review does not include a comprehensive evaluation for code compliance or government regulation compliance since such an evaluation would cost much more than the fee originally discussed. It is the responsibility of Price Structural Engineers Inc. (PSE) to evaluate the conditions which were relevant to the purpose of the site visit. PSE is not, however, responsible for conditions that could not be seen or were not within the scope of our services arranged prior to the site visit. This letter is not to be considered a guarantee of condition and no warranties are implied. For purposes of this letter, referenced items (north, south, east and west) are based on the assumption that the front of the house (street side) faces **south** (see Photo #1).

Except for the chimney settlement previously described, the structural adequacy at other components was not reviewed. The recommendations contained within this letter pertain to structural components only. The opinions briefly summarized within this letter are based on visible evidence of the accessible structural components observed at the time of the site visit. No disassembly of components or testing was performed during the site visit.

The report prepared by Criterium Engineers stated the following:

1. "From the age of the cracks in the basement concrete slab and various wood frame elements this settlement probably occurred early in the building's life."
2. "In these cases, once the initial settlement has occurred further settlement is very moderate."
3. "This assumption may be confirmed in the recent history of the renovations conducted 5 years ago."
4. "The taped joints for these ceilings and walls show no sign of strain or cracking indicating the building is not continuing to rack or settle."

During the site visit, PSE made the following observations:

1. Observations were made at the roof, attic 2nd floor, 1st floor, and basement at accessible areas.
2. At the first floor level, the hardwood floor in front of the chimney was sloped at ¾" per foot for a 4-foot distance immediately in front of the hearth at the west side of the chimney. Total settlement appeared to measure 3.0".
3. Hairline fractures were observed at the exposed top of the chimney. The fractures were vertical at a few single bricks but did not propagate from brick to brick. These fractures appeared to be consistent with thermal/moisture expansion forces in the brick and not with recent chimney settlement.
4. The flashing at the top of the roof adjacent to the chimney along with wall and ceiling finishes at the 2nd floor level were not fractured or distorted in a manner that would be characteristic of recent settlement.
5. Stair-step fractures were not observed at the chimney brick or at the chimney mortar joints.

Based on the previous Criterium report and the recent observations by PSE made at accessible areas, **PSE is of the following opinion:**

> **Although significant chimney settlement had occurred at a time in the past, PSE did not observe evidence of recent chimney settlement.**

If you have questions regarding this summary letter, please do not hesitate to contact me. Thank you for giving us the opportunity to assist you.

Yours Sincerely,

David A. Price, P.E.

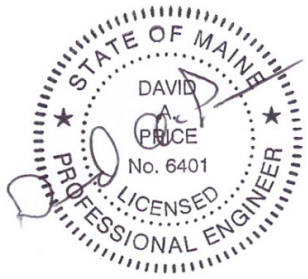




Photo # 1



Photo #2



Photo # 3



Photo #4



Photo # 5



Photo #6