



Massachusetts Incorporation as Heritage Restoration and Preservation

Guiterus House Conditions Assessemnt

September 15, 2011

Assessment performed by Jeremy Ballard, Project Manager for Heritage Restoration, Inc. on August 30-31, 2011. The assessment was performed visually through non-invasive techniques.

Our Historic Masonry consultant is Ken Follett from Precon Logstrat, LLC.

We've labeled the structure Front, Middle and Back. Front being the main structure fronting High street. The elevation facing High Street is the East.

Overall findings:

- Mortar
 - Appears to be the same as the First Congregational Church(FCC) which we believe is a Rosendale natural cement mortar. The mortar condition varies throughout the structure and has been repaired with various materials over time. It is recommended that repairs be made throughout the exterior elevations on both the Front and Back buildings. Loose mortar needs to be raked out to a depth of at least 2 inches or more, cleaned for proper mortar adhesion and repointed. Loose stones need to be re-bed in mortar. Rosendale natural cement mortar is to be used for the Front and Back structures along with the surrounding parameter wall. Like the FCC all mortar joints were struck with a line.
 - We have our masonry consultant coming out to perform a thorough assessment of the masonry and will provide the findings in an addendum at a later date.
- Windows
 - Basement windows on both the Front and Back structures are in disrepair with most needing to be rebuilt.
 - Windows sash in all structures are in fair condition. With the protection of the storm windows minor repair and fresh paint will extend the windows service life thus not requiring a full restoration for another 5 to 10 years. When the time comes for a window restoration weatherstripping can be installed to further mitigate air infiltration.



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- Window jamb condition is generally good. Most sills are checked and cracked with minor rot in some locations. There is a fair amount of paint bubbling which is an indication of moisture trying to escape. The cause of the moisture needs to be determined. The likely cause is from mortar that has become loose which allows water to enter through the stone cracks and try to exit out the wood.
- It is recommended that the old aluminum storms be removed and replaced with new, paint matched and weather stripped aluminum storm windows. This action alone will provide a noticeable reduction in cold and air infiltration. Having storm windows will also protect the wood windows 70% of the year, reducing maintenance costs and extending the life of the windows.
- Paint:
 - There is bubbling paint in various areas. This could be due to moisture or improper preparation during the last paint job. It is recommended that:
 - Cause of failure be determined and rectified.
 - The bubbles should be scraped, prepared and repainted.
- Gutters:
 - Overall the wood gutters are in good shape. There is one run on the Middle structure on the South elevation that must be replaced. It is recommended that all joints and outlets be checked, cleaned and re-sealed as needed. The gutters should be oiled with boiled linseed oil each time the gutters are cleaned. Daylight can be seen in the attic between the gutter and the roof sheathing, this needs to be further investigated and air sealed. Gutters should be cleaned at least once a year or as frequency dictates. It is essential that wood gutters not be clogged and are able to drain properly. The outlets that allow water to drain into the downspouts are very small. It is possible to increase the outlet diameter to increase drainage.
 - Currently the downspouts all terminate at the base of the foundation. This condition allows water to seep into the various basement spaces. It is recommended that the downspout leaders be extended away from the building to discharge water and grade corrected to pitch away from foundations.
- Roofing:
 - Both asphalt roofs look like they have about 5-7 years left on them.
- Stone Walls:
 - The stone walls and a portion of the house is covered vines. It is not recommended to allow vegetation to grow on the structures. Vines retain moisture within the wall which allows for premature degradation of the mortar and allows the freeze/thaw cycle to potentially break apart the



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mortar and stone. The vines also potentially start to grow within the wall and mortar to further degrade the wall. It is recommended that:

- The vines be removed from the stone walls and structure. At that point the walls can be assessed for mortar condition and further recommendations if needed.
- Air Infiltration
 - We had XXXXX Environmental Services perform a blower door test for air infiltration. We are waiting for the final report and recommendations but the general findings indicate that the house is very leaky.
 - The report findings will be provided in an addendum at a later date.

Front:

- Gutters and soffits are in decent shape. Many of the joints are leaking. Downspouts are clogged. The East and North gutters are full of leaves. From the attic daylight can be seen at the intersection of the roof and gutter. Several areas of the gutter/soffit need attention. It is recommended that:
 - All joints be checked and resealed as needed.
 - The South elevation needs 45' of new 3/4" scotia molding under the gutter and 3' of gutter replaced.
 - The Southeast gutter miter needs attention.
 - East gutter has rotted at the center joint and needs 3' gutter replaced.
 - Northeast corner soffit and gutter needs to be addressed.
 - Soffit needs to be rebuilt for about 3'
 - 6' of gutter needs to be replaced
 - Center of North soffit one piece of oval molding needs to be replaced between two dentils.
 - Assess why daylight can be seen between roof and gutter and air seal.
- Asphalt roof is in marginal condition with around 5-7 years left.
- Stump at SE corner of foundation should be removed.
- There appears to be a vertical stress crack on the North elevation, on the Northwest corner. It is recommended that:
 - Investigate further and make recommendation
- Basement
 - Foundation pointing is in moderate condition. Many voids can be seen. It is recommended that:
 - Repointing be done as needed with traditional lime mortar.
 - The basement is damp. There have been attempts to direct water into a floor drain by digging a channel along the perimeter of the basement. It is recommended that:
 - At some point a dehumidifier be installed.



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- A sump pump be installed at the low point of trough which can be pumped into a proper drain.
- Repoint foundation wall as needed to help mitigate possible moisture intrusion.
- The furnace and hot water heater are in a concrete depression and are in need of replacement. Should there be a flood or the water heater were to fail the equipment could be submerged in 6-8" of water. It is recommended that:
 - The mechanicals be moved up or out from the depression.
 - An alternate option could be to install a sump pump in the depression.
- Heat pipes are covered in asbestos. It is recommended that:
 - Asbestos be remediated properly by a licensed abatement company.
- Some interesting finds:
 - There are two ships masts being used as girts to hold up the floor system. One of the masts measures at least 18" in diameter.
 - The floor girts are supported by vertical granite piers.
 - There is an intact coal shoot and bin. It's in good shape and should be retained for historic purposes.
 - It would appear that the house may have had lightning protection at some point. A series of iron rings with glass insulators can be found running vertically on the North and South elevation.

Middle:

- The North gutter is fine.
- The South gutter is completely rotted. It is recommended that the gutter be replaced.
- The rubber roof is in good shape though not installed was well as it could have been. The roof functions fine as it is. The flashing of the wall to roof is compromised in a few locations. The edge of the roof was not installed correctly but currently works. It is recommended that:
 - Compromised flashing be addressed and resealed.
 - Run a bead of lap sealant along the intersection of the drip edge and rubber roof.
- The bulkhead has a bi-fold door that doesn't work well and is in poor repair. It is recommended that:
 - A new door be fabricated as two separate doors opening opposite each other.
 - Repair framing and trim as needed.



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- Install lock on the bulkhead door or on the interior existing/or repaired intermediate door.
 - Insulate the interior intermediate door.
- The porch post has sap bleed from the knots. It is recommended that the knots be:
 - Scraped, sealed and painted
- The porch on the North elevation is built on two loose rubble walls. The walls form a space under the porch and is filled with dirt. The deck is slippery when wet. It is recommended that:
 - The deck be scrubbed with an algaecide to reduce the algae growth and make the deck less slippery.
 - Monitor the stone wall, particularly where porch posts are bearing on stone.

Back:

- Asphalt roof is in marginal condition with around 5-7 years left.
- Gutters and soffits are in decent shape. Many of the joints are leaking. Downspouts are clogged. From the attic one can see daylight at the intersection of the roof and gutter. 2 areas of the soffit need attention. It is recommended that:
 - All joints be checked and resealed as needed.
 - South elevation needs 12' of gutter be replaced.
- Southwest lower window head casing is rotted. Side casing and sill has a fair amount of rot. It is recommended that:
 - The head casing be replaced.
 - Side casing and sill be repaired or replaced.
- The door on the west elevation is fixed shut and is not usable.
- There appears to be a small diameter copper water or gas line running into the lower center window on the south elevation. It is recommended that:
 - The line be moved to an interior space.
- Basement
 - The basement is split into three areas, almost into thirds.
 - The back of the basement, beyond the chimney has a recent vapor barrier installed. The floor framing in this section is newly installed. The door that can be seen from the west exterior has been fixed shut and the new floor framing cuts across the door.
 - The area to the east of the chimney is split in two.
 - One half is a brick laid cistern about 5' deep. The cistern appears damp at the bottom on dry days and had some visible pooling of water after a good rain.
 - The other half is open with a dirt floor.



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- It is recommended that:
 - A vapor barrier be installed over the dirt floor.
 - Determine if the cistern actively collects water.
 - Think about putting a sump pump in the cistern to expel any water that does get in.
- Northwest Garage
 - Northeast corner board has deteriorated. It is recommended that:
 - Replace the corner board with primed cedar.
 - The single windows on the South and East elevation are in need of restoration. The window on the south elevation is in worse shape. It is recommended that:
 - The window on the South elevation be restored before the East elevation.
 - The North elevation is covered in vegetation, the garage in general is overwhelmed with vegetation. The vegetation hampers the ability of the structure to dry out. A wood structure that is damp will lead to an increase of deterioration and attract wood boring insects. It is recommended that:
 - The vines and surrounding vegetation be removed from around the structure.
- The shed on the south side of the property is in decent shape. It is recommended that:
 - The roof be re-done in 5-7 years.
- Stone Wall
 - The surrounding stone property wall is in good shape. Mortar appears to be the same as the First Congregational Church(FCC) which we believe is a Rosendale natural cement mortar. The mortar condition varies throughout the structure. A good portion of the wall is covered in vegetation. It is recommended that:
 - That the vines be removed from the stone walls and structure.
 - Repairs be made throughout the wall length. Loose mortar needs to be raked out to a depth of at least 2 inches or more, cleaned for proper mortar adhesion and repointed. Loose stones need to be re-bed in mortar. Rosendale natural cement mortar is to be used for both the Front and Back structures. Like the FCC the mortar joints were struck with a line.
 - The recess in the northwest wall used to be a pass through to the property at 279 High Street. From the driveway of 279 High St. pintles from strap hinge gates can be seen.



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