

September 5, 2017

Jonathan Rioux
Inspections Director
Inspections Division
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 12 Alder Street Repair Narrative

Jonathan,

I visited the 12 Alder Street property and reviewed the existing exterior conditions and suggest the following repairs be made to the property to address your concerns regarding creating waterproof and weathertight building envelope, as well as a few miscellaneous items.

- 1.) Fasten and secure any loose vinyl siding
- 2.) Secure all decking boards at rear deck
- 3.) Install handrail as rear deck
- 4.) Install flashing on all windows where flashing is missing, to provide weathertight and positive drainage around windows and out over siding.
- 5.) The property owner intends to check all other window flashing and replace them on an as needed basis over time.
- 6.) Remove and replace front porch roof overhang
- 7.) Remove and replace treads, risers, decking, handrails, guardrail and cladding at front porch. See front porch details attached.
- 8.) It was observed that the existing brick foundation has been repaired where previous holes existed

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9.) Install fiber-cement siding on the Alder Street elevation where the existing (non-vinyl siding exists). Ensure all areas of missing siding are covered by the new siding and weathertight. See the typical siding detail attached

10.) It is our understanding that the owner is going to replace the existing Boiler in the basement to provide heat to the units.

11.) Hazardous materials may be present on site, the owner should engage and provide a statement from a licensed abatement specialist on how these materials will be either, removed or encapsulated per all applicable regulations.

12.) Modifications to the building may be required in the field, based on what is found during construction, should items be found needing repair that differ from the work described above the owner should contact the Architect to review the items onsite.

Please review and let us know if this addresses your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Senatore", written in a cursive style.

Ryan Senatore, AIA LEED-AP

Principal