Project description for 21 Church Ave Portland (Peaks Island) Maine 04108

Due to the decrepit state of both structural and non-structural components of the listed residence, emergency repairs had to be mad, and now need to be inspected. The posts under the wood frame porch had failed to the point of separating the roof of the porch from the main structure. There appears to have been an attempt to tie the two back together using 2”x4” lumber in the crawl space at one point, but it was insufficient. Upon feeling the porch move and seeing the condition of the structural supports, the porch was leveled, the footings broadened, and new 6”x6” pressure treated timbers were installed in place of the failed posts. 6”x6” timbers were also used as lateral supports on each timber, mounting to the timber, and the rim joist of the porch two feet down, and two feet out on each side of posts. Ten-inch TimberLock fasteners were used to hold all timbers and lateral bracing in place.

Leveling the porch revealed that the stairs to the main egress of the house were falling apart and were connected to the structure with 1”x4” strapping, interior grade screws, and 10d nails. The stairs were removed and replaced with an exact replica of existing. The rise is seven (7) inches, with a run of ten and a half (10.5) inches. Three 2”x12” stringers, tread width is 3’-11”, railing height is 32” (finished height will be 36”), balusters were added at three (3) inch spacing, 1/2” through bolts, and 16d galvanized nails, and Simpson stringer hangers were used to hold stairs to structure, 6”x6” posts are on all four corners, and tied together with 1/2” through bolts.

Upon removal of bead board ceiling on porch, the apparent non-structural rafters began to fall from the ceiling, and all but three fell freely. Erratic lumber sizes, 2”x2”, 2”x4”, 2”x6”, and the sporadic placement of rafters, ranging from 20” on center to 34” on center, led me to tie the porch ceiling back together using 2”x6” KD at 16” on center, Simpson joist hangers, 12d nails, and 10d hanger nails, rendering the ceiling structural, and tying it to the main structure of the house.

The deck joists are made up of erratic lumber sizes and vary in spacing as well, ranging from 24” on center, to 34” on center. The joists were secured to the house with nails; I added joist hangers to shore it up, but realized that the joists are nailed into miscellaneous wood on the house side, and are cantilevered on the outside of the porch. I wish to replace the nailer plate (rim joist) on the house, with 2”x8” pressure treated, mounted with through bolts, and 16d galvanized nails, replace all joists with 2”x6” pressure treated, 16” on center, using joist hangers on the rim joist, and hurricane hangers on the cantilevered side, utilizing 12d galvanized and 10d galvanized hanger nails for all connections, then replace all decking with 1” thick barn board, as is there now.

A load bearing wall, dividing the kitchen, and living room had begun to fail, causing the second story to sag significantly. This bearing wall was constructed of 2”x3” placed sideways and run roughly 24” on center. This failing wall was removed and replaced with a beam comprised of three (3) 9.5x1.75 LVL beams, spanning 8’-6”, nailed together with 16d framing nails, and supported by two 6”x6” timbers, one on each end, and loading to the ground.

Back deck was built 8’-0”x8’-0”, 16” on center, 2”x8” rim joists, 2”x6” joists, 2”x10” stringers, Simpson hangers throughout. The stairs are 3’-2” wide with a 7” rise and an 11” run. Railing around deck is 42”, handrail on stairs is 38”, 4”x4” posts on all corners, and at stairs, fastened with 1/2” through bolts, mounted to the house with through bolts and 16d nails.

One window in the bathroom was eliminated, framed in at 16” on center, and one window in the kitchen was reduced, also framed at 16” on center.

Paint, flooring, replacement doors and windows, a roof, and siding, are also on the agenda for the home. Please feel free to contact me for any further information.

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