

As Professional Engineers, we are responsible to evaluate the available evidence relevant to the major systems in this building. We are not, however, responsible for conditions that could not be seen or were not within the scope of our services at the time of the inspection.

#### 4.0 OBSERVATIONS AND EVALUATION

The property at 63 Revere Street in Portland is presently for sale. The property has been leased as four dwelling units for some time, but the fourth dwelling unit was not approved by the City of Portland and no Certificate of Occupancy exists for the last unit. The fourth apartment was built before 1978 by Ms. Goodie's father.

In 2009, Unit #3 was completely renovated, including replacing the electrical system. In 2010, Ms. Goodie spent approximately \$30,000 for a complete rehabilitation of Unit #4, including replacing the electrical system. The rest of the house was brought up to the electrical code, including installing detectors as required. The two chimneys were replaced.

Ms. Goodie then applied for acceptance of the fourth unit in 2013. The following conditions were observed:

*Zoning Division (8/7/2013)*

- Exterior deck unsafe NTC
- Rear exterior rail not secure
- Interior spiral staircase NTC Not safe
- Illegal unit must adhere to NEC 2011

*Fire Department (8/14/2013)*

- Two exits each floor above ground, Unit #4
- Fire rating not maintained, front and rear stairwells, all floors
- Hardwired smoke detectors required, all sleeping areas, all units
- Hardwired carbon monoxide alarms, all units
- 60-minute fire door assemblies, total 7 doors
- Fire doors shall be self-closing and self-latching
- Exits obstructed (storage in rear halls)

The property is in Zone R-5 on the City of Portland Zoning Map, for medium-density residential use. The lot size (gross) is 9716 SF. The lot coverage is less than 27%, including the garage and two sheds. The current size of Unit #4 is 328 SF (which excludes the area of the spiral stair).