

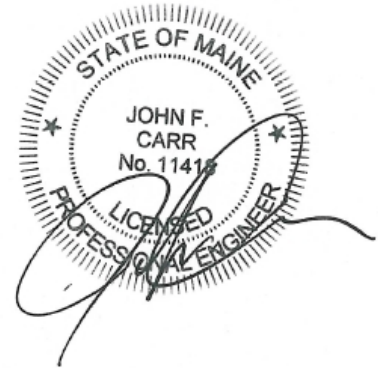
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April 21, 2015

Ms. Shahnaz Mahager
4793 Appleton St
San Diego CA 92127
shahnaz1010@hotmail.com

Re: **95 Ocean Avenue, Portland, Maine 04103**
CE Project Number: S15-1052 – Structural Evaluation



Dear Ms. Mahager,

I performed a structural review of the 2-story, 2-unit apartment structure at the rear of the building. This inspection included visiting both units; viewing the original barn roof framing that was visible; and a limited observation of the crawlspace conditions.

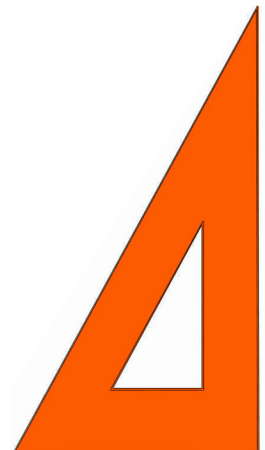
The building has experienced settlement in the past resulting in some areas being jacked-up and/or stabilized. Some of the results of this settlement are apparent with sloped ceiling; racked door frames; and other sloping floors. Measurements were made of all of apartment floors and many vertical surfaces.

The floor slopes ranged from flat to 1 to 2 degrees toward the center of the building. Vertical surfaces typically had slopes of 1 degree or less. No significant damaged to interior surface due to recent settlement was observed.

We did observe water damage to the second floor ceiling in the "TV room" on the parking area side. This was reported to be due to ice dams this winter. The damage is not likely to be structural but rather cosmetic requiring the replacement and repainting of ceiling and wall sheetrock where required.

Our limited inspection of the crawlspace did not reveal any structural failures. We do recommend an annual inspection of the crawlspace to reveal any changes or other foundation problems.

Future repairs should include the replacement of any vertical posts of stacked material be replaced with solid lally columns on proper footings.



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We further recommend the storage room on the second floor in the rear, left corner be used for only light storage as this room does not have the same floor framing as the other apartment rooms.

In my opinion the building is structurally sound and stable.

Sincerely,

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

Jack Carr, P.E., LEED-AP
Senior Vice President
Criterion Engineers

