

October 6, 2017

Mr. Christo Kapathanasis
c/o Prompto 10 Minute Oil Change
70 Scott Drive
Westbrook, ME 04092

Subject: 218 Ocean Ave, Portland, ME
Foundation Repairs

Dear Christo,

Based on your request, we have visited a property owned by your father, Constantine Kapathanasis, located at 216/222 Ocean Avenue in Portland, ME. Mr. Douglas Morin, Code Enforcement Officer for the City of Portland, and the Kapathanasis' builder were present as well.

We understand that a builder was hired to perform masonry repairs at the property. The building is approximately 31 ft x 62 ft, 2 ½ story wood framed structure. The existing foundation system is a combination of stone and mortar and double wythe brick. The builder explained that when he began repairing the masonry foundation, the extent of the damage was greater than he had anticipated. Approximately 15' of the foundation wall at the rear corner of the building had been removed and the stone and mortar foundation had been replaced with a footing and a reinforced 8" CMU foundation wall. Two more courses are required to complete the wall. At the front of the building, a 13 ft (+/-) section of the double wythe brick foundation wall had been removed. Both sections of wall have been shored with 4x4 and 2x6 timber cribbing. The cribbing is supported at the base by concrete foundation footings and concrete slabs and supports the main beams/sills of the exterior wall system.

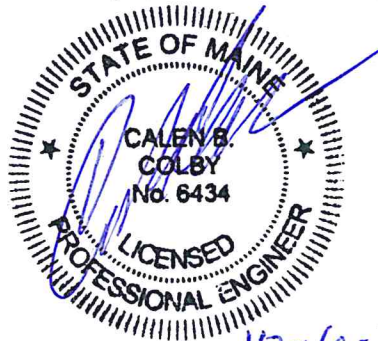
Based on our analysis, we have found the shoring to be structurally sound and meets the requirements of ASCE 37 as required by the City of Portland. The scope of our analysis only included the foundation in these specific areas and the shoring. We recommend that the work be completed before December 15th (before snow adds load to the foundation and shoring system).

Please do not hesitate to contact us if you have any questions. Thank you for contacting Colby Company for your engineering needs.

Sincerely,



Calen B. Colby, PE
Colby Co. Engineering
47A York Street
Portland, Maine 04101
207.553.7753 (Main)
207.553.7757 (Direct)
207.400.6362 (Cell)



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