

April 13, 2023

Toupie Rooney
Code Enforcement Officer
Town of Northport
16 Beech Hill Road
Northport, ME 04849

9 North Avenue, Northport, Maine: Dangerous Building Assessment
Project 2023-0059

Dear Ms. Rooney:

Per your request we conducted a site visit to inspect the building located at 9 North Avenue in Northport, Maine (Map U5 Lot 149), owned by James Butters as Trustee (50%) and Sandra Butters (50%), on April 7, 2023. This written statement addresses the condition of the residence with regard to the standard for Dangerous Buildings set forth in Maine Revised Statute Title 17, Chapter 91, Section 2851.

The front of the home is considered south in this report (actual orientation is southeast).

OBSERVATIONS

- The existing building is in a state of disrepair and non-conformance.
- The building is unsafe to access.
- The front/south porch roof is tarped. The tarp is loose and insufficient to keep water out of the structure.
- The side entry roof on the front/south porch is failing. It is currently held up by (2) salvaged 1x3s fastened together, reportedly installed by a neighbor.
- The front/south porch roof is structurally unsound. (2) 2x4 posts have been added (also reportedly by a neighbor), to prevent the roof from collapsing.
- The front/south porch floor is degraded and unsafe. The new posts installed to prevent porch roof collapse are causing depressions in the porch floor deck.
- The porch at the northeast corner is degraded and failing. One of the posts is not providing support. The porch floor appears to be sinking/collapsing. The porch is unsafe.
- The rear/north addition lacks proper structural support and integrity. The addition is separating from the main building, with large gaps present between the two. The ledger at the floor level is close to slipping off the foundation shelf. Any fasteners from the ledger to the main house floor system have likely pulled out and/or lack adequate penetration to transfer loads. The rear/north addition is at risk of collapsing.
- There are significant bulges in the rear/north addition walls, suggesting structural failure within the walls.
- The foundation is discontinuous and is failing in multiple locations. CMU blocks are loose and out of plane. Some blocks have dislodged. Large, structurally significant, cracks are present in numerous locations around the foundation. The sill is partially off the foundation in some locations.



- The rear/north addition has a chimney which is visible above the roof, but does not continue down to the foundation. It is surmised that the masonry chimney bears on the addition floor framing which is combustible (wood).
- The chimney on the west exterior wall is in disrepair. Spalling and cracks are visible.
- The wastewater line is disconnected under the front porch, suggesting the home has been abandoned for some time; or if occupied, has been depositing wastewater directly into the ground under the front porch.
- The building has not been maintained, is dilapidated and is in the process of slowly collapsing.
- Exterior trim and finishes are degraded.
- Some windows are broken, leaving the building open to weather.

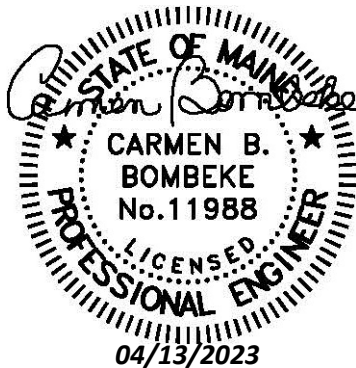
ASSESSMENT

The residence at 9 North Avenue in Northport, Maine is structurally unsafe, constitutes a fire hazard, is unsuitable or improper for occupancy, and constitutes a hazard to health and safety due to inadequate maintenance, dilapidation and abandonment. The building is dangerous per the standard of Dangerous Buildings in Maine Revised Statute Title 17, Chapter 91, Section 2851.

If you have any questions, please feel free to contact me at (207) 236-4365.

Sincerely,

Gartley & Dorsky Engineering & Surveying, Inc.



Carmen B. Bombeke, PE
Senior Engineer

Enclosures: Selected Photos



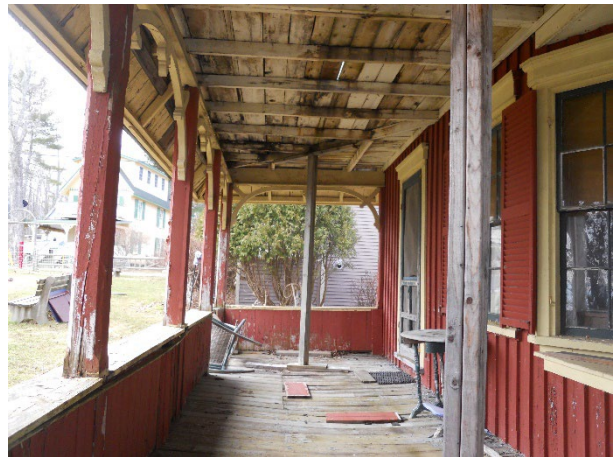
1) Exterior – South/west façades; south/front porch; porch has tarp roof; porch roof and floor are structurally unsound



2) Exterior – South/east façades; south/front porch; extended overhanging entry porch roof is failing; porch is structurally unsound



3) Exterior – South/front porch extended overhanging entry porch roof is failing



4) Exterior – South/front porch roof and floor are structurally unsound



5) Exterior – Northeast porch roof and floor are structurally unsound



6) Exterior – Northeast corner of northeast porch lacks support; blocks are toppling over (not touching post); floor is deflecting downward



7) Exterior – North addition is degraded and appears structurally unsound



8) Exterior – North addition is separating from the main house; the chimney visible above the addition roof bears on combustible framing



9) Exterior – North addition is separating from the main house



10) Exterior – North addition has significant bulges in the exterior walls, suggesting structural failure in the wood framed walls



11) Exterior – West CMU chimney has significant cracks and may be unstable above the roof line



12) Exterior – West CMU chimney has significant cracks and spalling at the base



13) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



14) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



15) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



16) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



17) Foundation – CMU block courses are tipping, rotating and otherwise failing; large cracks and displaced blocks are present



18) Utilities – Main wastewater line runs southerly from north addition to south/front porch where it is disconnected and ends on the ground