

**Exhibit A**

Rear Building at 69 Lisbon Rd., Sabattus, ME



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100 ft

**Exhibit B****69 LISBON ROAD****Location** 69 LISBON ROAD**Mblu** 004/ 0022/ 000/ /**Acct#****Owner** PULK TIMOTHY**PBN****Assessment** \$493,800**Appraisal** \$493,800**PID** 712**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2007	\$407,100	\$86,700	\$493,800
Assessment			
Valuation Year	Improvements	Land	Total
2007	\$407,100	\$86,700	\$493,800

**Owner of Record**

**Owner** PULK TIMOTHY  
**Co-Owner**  
**Address** 30 FROST HILL ROAD  
LISBON , ME 04252

**Sale Price** \$275,000  
**Certificate**  
**Book & Page** 9231/ 316  
**Sale Date** 09/28/2015

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PULK TIMOTHY	\$275,000		9231/ 316	09/28/2015
FRANKLIN ACADEMY	\$0			

**Building Information****Building 1 : Section 1**

**Year Built:** 1870  
**Living Area:** 12,206  
**Replacement Cost:** \$1,044,454  
**Building Percent Good:** 35

Replacement Cost  
Less Depreciation: \$365,600

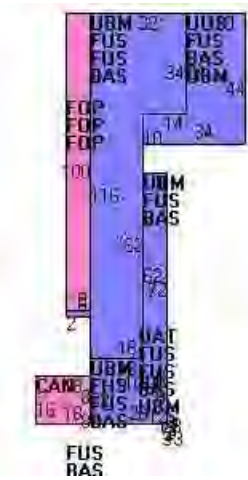
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average
Stories:	3
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	Wood on Sheath
Roof Structure:	Gable/Hip
Roof Cover	Asph Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	9+ Bedrooms
Total Bthrms:	5
Total Half Baths:	4
Total Xtra Fixtrs:	5
Total Rooms:	30
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(http://images.vgsi.com/photos/SabattusMEPhotos/\00\00\23\60.jpg)

Building Layout



(http://images.vgsi.com/photos/SabattusMEPhotos//Sketches/712\_712.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	7,272	7,272
BAS	First Floor	4,688	4,688
FHS	Half Story, Finished	492	246
CAN	Canopy	288	0
FOP	Porch, Open	2,400	0
UAT	Attic, Unfinished	20	0
UBM	Basement, Unfinished	4,688	0
UUS	Upper Story, Unfinished	1,020	0
		20,868	12,206

Building 1 : Section 1

Year Built: 1870  
Living Area: 0  
Replacement Cost: \$1,044,454  
Building Percent Good: 35

Replacement Cost  
Less Depreciation: \$365,600

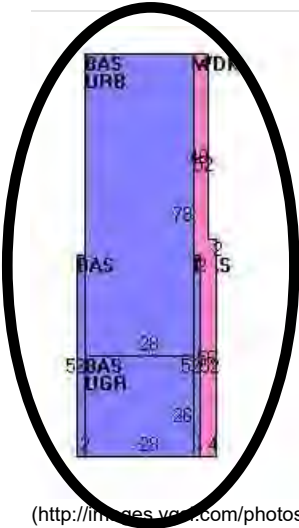
Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	

Building Photo



(http://images.vgsi.com/photos/SabattusMEPhotos//\00\00\24\85.jpg)

Building Layout



The large structure within the oval is the only structure covered by this bid request.

(http://images.vgsi.com/photos/SabattusMEPhotos//Sketches/712\_13307.ji)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	GEN
Neighborhood	50
Alt Land Appr	No

Land Line Valuation

Size (Acres)	44.81
Frontage	
Depth	
Assessed Value	\$86,700
Appraised Value	\$86,700

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN1	BARN - 1 STORY			720 S.F.	\$6,800	1
SHP4	W/IMPROV AGE			3120 S.F.	\$18,500	1
FDNT	FOUNDATION			1 UNITS	\$4,500	1
FGR1	GARAGE - AVG			576 S.F.	\$3,600	1
SHD1	SHED FRAME			400 S.F.	\$400	1
WDK	WOOD DECK			424 S.F.	\$2,100	1
SHD1	SHED FRAME			48 S.F.	\$100	1
SHD1	SHED FRAME			100 S.F.	\$100	1
SHD1	SHED FRAME			108 S.F.	\$300	1
TEN1	TENNIS CRT ASPHLT			2 UNITS	\$5,100	1

Valuation History

Appraisal
No Data for Appraisal History

Assessment
No Data for Assessment History



# Dangerous Building



Timothy Pulk

69 Lisbon Road, Sabattus, Maine 04280

Tax Map 4 - Lot 22

Exhibit C

The structure located to the rear of the main structure is a safety hazard and is considered a Dangerous Building.

This picture represents the exterior of the building showing the current state of the structure. Failing roof shingles, dilapidated decks without proper supports and railings, exterior walls openings exposed to the elements, improper egress entries...



Evidence of complete structural failure of the foundation supporting the building.  
Also shows evidence of the space being used as a dwelling.





Evidence of water lines hooked up to the building to supply water to a dwelling unit.



Electrical Safety Hazard – Exposed service panel



Gas line? entering building – Safety hazard



Opening in floor from main building level to basement – No stairs – Safety hazard





Unsafe egress entries, structural failure of decks





August 21, 2018

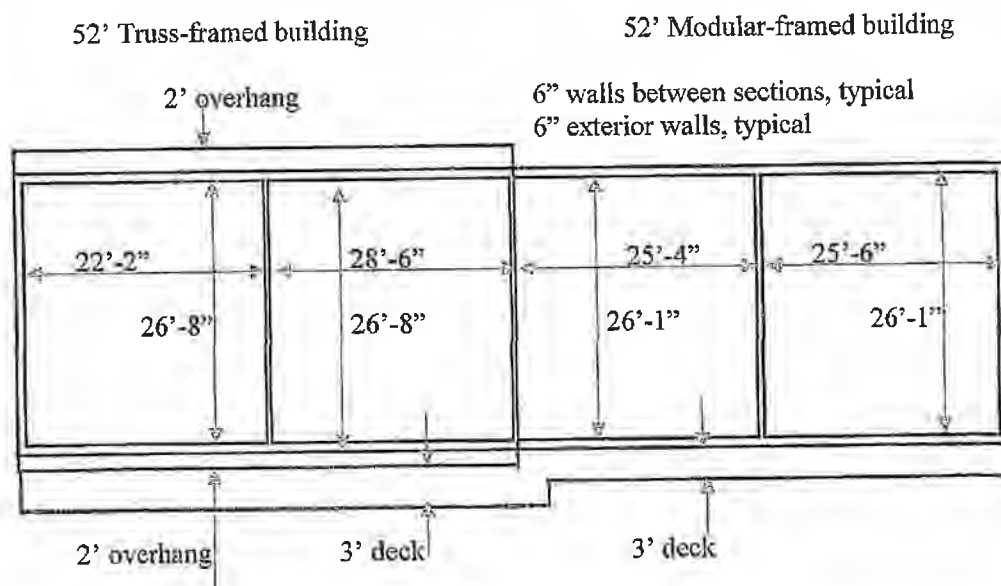
Tim Pulk  
69 Lisbon Road  
Sabattus, ME 04280  
timpulksr@gmail.com

RE: 69 Lisbon Road, Sabattus, ME, HCW Project No. 18-070

Dear Tim:

At your request, I inspected the back building at 69 Lisbon Road in Sabattus, Maine on August 13, 2018. The building consists of a 52' one-story truss-framed building and a 52' one-story modular building on a full daylight basement to the south, with concrete foundation walls and a concrete slab. The truss-framed building is built such that the trusses overhang the foundation walls by 2' to the front and back. There is a 3' wood-framed deck on wood posts at the front of the building. The building is unoccupied, and divided into four spaces.

## SKETCH – LAYOUT OF BUILDING, NOT TO SCALE



The back foundation wall has a large horizontal crack running most of the length of the wall. This appears to be due to freeze-thaw conditions with the building being unheated, and the ground sloping up behind the building provides water behind the retaining wall in addition to stormwater coming off the back of the roof.

HELEN WATTS ENGINEERING, PLLC

455 Litchfield Road · Bowdoin, ME 04287 · (207) 522-9366 · hcwatts@gwi.net

The modular portion of the building is supported with steel beams running front to back. The steel beams have temporary jacking columns except at one beam. The columns are around 57" inside the concrete wall. The unsupported beam should be resupported.

The truss-framed portion of the building should also be supported to take the building loads off the failing concrete wall. One method is to install a beam at 50" inside the concrete wall; this is a panel point for the wood trusses. The beam can be supported by three jacking columns and would need to be a W10x12 if there are four supports (3 spans).

The jacking columns should be placed on wood blocking or a precast round concrete footing to spread the loads out on the concrete slab. The beams should be fastened in place top and bottom so they can't kick out in a high wind, for example.

This will provide the temporary support for the buildings.

Next, I recommend that the grade at the back of the house be changed to divert the water coming off the hill to the left and right of the building with a swale. With the temporary support and the swale, the building should be able to go through this coming winter without significant additional damage.

The back concrete wall should be removed and replaced. This will require excavation down to the footings. The footings should be reusable, though if they have cracked please call me for an inspection before continuing. I am assuming that the soils are silty sand or gravel with a loading capability of 2000 psf – no clay, peat, or ledge. The new concrete wall should be a 10" deep wall with 3000 psi concrete. The new wall will be pinned to the existing footing and the left and right foundation walls with a 18" #4 dowel drilled and epoxied 6" into the footing at 4' on center. The vertical reinforcing steel shall be a #6 bar at 2' on center. The horizontal reinforcing steel shall be #4s at 2' on center. No horizontal reinforcing is needed above grade.

The existing wall has a buttress wall between the modular and truss sections. This should be retained, and the new wall should be doweled into the buttress. Because of the length of the back wall, I recommend adding a 4' wide x 6' deep x 8" thick buttress doweled into the floor and the new wall at the other two interior walls in the basement.

The wall can be built with pockets to take the steel beams. The beams must be fixed to the concrete, and the beams can be cast in the concrete, or bolted to the new concrete.

When the wall is to be backfilled, a foundation drain will be installed at the footing (if not present or not functional) and a second drain will be installed 2' below grade in a French drain with filter fabric and the drainage pipe in a filter sock. Both of these drains should be free-draining to open air, and the drains can slope from the center of the building both left and right. The wall should be attached to the beams or otherwise laterally braced before backfilling.

The backfilling against the wall should be done in 6" lifts with clean gravel and compacted for each lift, or the backfill should be done with clean crushed stone which is tamped at each lift.

The final grade for the back of the building will slope away from the building at 1" per 12" for 8', with the top of grade at least 9" below the wood framing. If the slope behind the building makes a gradual slope difficult, you can consider using a retaining wall. Note that a series of 4' retaining walls won't require an engineer's stamp, or you can call me and I'll assist you with finding a good solution to the slope question.

Note that there are other hairline cracks around the foundation wall. Most of these are shrinkage cracks from when the concrete cured and are not of structural concern.

So, the temporary supports for the existing framing, with a swale to turn stormwater away from the building (both from the roof and from the hill) will minimize further damage to the back foundation wall in preparation for the coming winter. This will give you time to mobilize to replace the back foundation wall.

Please contact me if you have additional questions. Thank you for the opportunity to provide engineering services to you.

Yours truly,



Helen C. Watts, P.E.  
Principal



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Front and Right Exterior



Back and Right Exterior



Back and Left Exterior



Horizontal Crack, Right end of Back Foundation Wall. Note Steel beams to be Supported



Temporary Supports for Steel Beams, Existing Buttress



Wood Joists in Right Side of Truss-Framed Portion, Horizontal Crack