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Site observations on August 26, 2019 of the front porch, stone exterior and interior wood support beams: The home is about 100 years old and is supported on a partial basement wall foundation and partial crawlspace foundation. The foundation walls are stone walls. The stone walls have been tuck pointed on the exterior and interior. Periodic maintenance will be needed but the bulk of the mortar work has been completed. It also appear that some of the stones on the exterior have been replaced. The cracking at the south west corner of the home and at the front porch are due to minor foundation movement of shallow crawlspace footings. The front porch is acceptable. Any cracks in the exterior walls need to be repaired in the fall to seal up against water leaks. Water that gets into the masonry will cause freeze-thaw damage during the winter months.

If porch repairs are desired I would recommend removing most of the foundations and side walls and start over while working around the two stone columns. The foundations under the stone columns should remain.

Provide and maintain proper drainage on all sides of the home to minimize future foundation issues and basement wall cracks. Proper drainage slopes 6" minimum in the first 10'-0". Adjust grading and fill in low spots as they occur. Do not allow water to puddle. I recommend installing gutters. Extend the downspouts to discharge 10'-0" from the home.

The short wood beam by the stairs could be supported by adding a wall (treated 2x6 framing) under the beam. A framed opening will be needed in the new wall.

The longer beam by the furnace should be supported at the very west end next to the crawlspace wall, at the east most edge of the partial height foundation walls next to the crawlspace area, at both east and west sides of the chimney and at the west most edge of the partial height foundation wall at the east exterior wall. These support should be short walls that are perpendicular to the very wide beam. Use treated 2x6s with double studs at each end and at the middle (so there would be three double studs at each support wall).

Removing the large wood beams and replacing them with "modern" beams is possible, but even with the "softness" they can support the loads with the recommended added supports. Any leveling needed can be done as the supports are installed.

PROJECT NO. 310 South Mill Road

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