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Engineers

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**Reference: Inspection - Farrwood Green II
Units 171 and 165**

Dear Ms Romano:

11 February 10

In response to your request, I performed inspections of the referenced condominiums on 3 December 2009, and 13 and 27 January 2010. This report conveys my findings and recommendations.

The inspection for cracks of Unit 171 was performed on both the interior and exterior; only an exterior inspection of Unit 165 was performed. With exception of the front stoop section, this report references Unit 171.

Interior/exterior crack at picture window

Inspection A crack was noted in the interior drywall emanating from the lower left corner of the front picture window, and extending away from the window at an approx 45 deg angle. See Photo 1.

A corresponding crack in the exterior brick facade can be seen in Photo 2. This crack has been previously caulked.

Both cracks are related to settling of the front exterior wall of the unit in this area.

Recommendations For the drywall, I recommend cutting a V notch into the drywall, applying compound, and refinishing. For the exterior crack, cut out the old mortar/caulking and repoint.

Additional exterior cracks

Inspection Additional cracks, emanating from window corners, were also noted on the front masonry facade. See Photos 3 and 4. Although somewhat difficult to see, Photo 5 illustrates what appears to be out-of-plane variation in this area of the wall.

Similar to the other cracking, this problem is also due to settling. The out-of-plane variation could be due to either original faulty construction or separation of the exterior masonry veneer from the interior framing.

Recommendations For the cracks, I recommend removing the old mortar and repointing. The out-of-plane variation should be monitored. Although I did not see any signs of distress that would indicate an immediate problem, the wall should be periodically inspected for any additional movement.

Filling of the cracks should not be construed to be permanent solutions to the problems. Any settling of the structure may have already ceased or it may continue. Underpinning of the structure would arrest any further settlement, but I do not think that such a degree of remediation is necessary at this time.

Rear demising walls

Inspection At the rear of the unit, cracks were observed along the intersections of the two (2) demising walls with the foundation walls. See Photos 6 and 7. The causes of and recommendations for repair of these cracks were delineated in a report dated 15 October 08 and previously submitted to your office.

Recommendations Short of removal and replacement with properly designed and constructed walls, caulking and recaulking of these cracks is recommended. I did not observe any signs of extreme distress or imminent collapse.

Concrete deck in rear

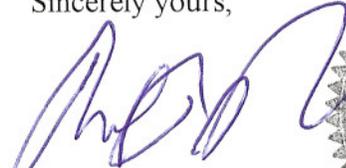
Inspection and Recommendations The rear patio deck has cracked and settled. See Photo 8. Also described in the report noted above are recommendations regarding the concrete deck. The cracking I observed did not appear to be cause for concern at this time.

Front stoop

Inspection The front stoops has separated from the building. See Photo 9. This photo, although of Unit 171, is also indicative of the problem with Unit 165.

Recommendations I recommend removing the existing stoop and installing a properly designed replacement. I also recommend installing a neoprene gasket in between the new stoop and the foundation wall; the gasket will allow for minor movement of the new stoop with relation to the deck without spalling, etc, of the concrete.

Sincerely yours,



Paul A Bergman, PE
President



Attached photos



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9