

NOBLIN & ASSOCIATES L. L. C.

CONSULTING ENGINEERS
SUITE 302
680 CENTRAL AVE.
DOVER, NH 03820
PHONE (603) 740-9400
FAX (603) 740-9339

July 11, 2008
Project #08110NH

Farrwood Green II Condominium Association
c/o Property Management of Andover
P.O. Box 488
Andover, MA 01810

Attn. Ms. Elaine Romano

**RE: Reserve Budget Analysis
Farrwood Green II Condominium
Haverhill, Massachusetts**

Dear Ms. Romano:

It is our understanding that the Trustees have requested a summary report of the most urgent repairs identified during preparation of our Reserve Budget Analysis. We have therefore prepared the following prioritized list of required repairs at the Farrwood Green II Condominium.

1. Reconstruction of the CMU block deck support wall at the end wall of Unit 128. This wall appears to have undergone significant movement and displacement. Reconstruction should include the installation of proper footings below the new wall as well as attachment of the new wall to the Building foundation wall (see our July 8, 2008 letter). This work should be performed as soon as possible.
2. We would recommend that all of the existing CMU block walls supporting the wood framed decks be inspected by a licensed structural engineer to determine if any reinforcement and/or modifications are required. As noted in our Reserve Budget Analysis, the existing CMU block walls do not appear to be attached to the building foundation walls. This work should be performed as soon as possible.
3. Replacement of the asphalt shingled roofs at Buildings 49-64 and 65-80. This work should be performed within the next year.
4. Replacement of the asphalt shingled roofs at Buildings 81-96, 97-112, 113-128, 129-144 and 145-160. This work should be performed within the next five years.
5. Replacement of the sealant joints at window and door perimeters at Buildings 49-64, 65-80, 81-96, 97-112, 113-128, 145-160 and 161-176. Failed sealant joints in these locations could

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allow wind driven rain into the wall cavity behind the brick masonry and cause deterioration of the back-up wall materials. This work should be performed as soon as possible.

If you are in need of additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Hogan', with a stylized flourish at the end.

Nathan Hogan
Project Manager