

Farrwood Green II Condominium Association
c/o Ms Elaine Romano
Box 488
North Andover, MA 01810

Reference: Attic Inspections - Buildings A and B

Dear Ms Romano:

21 April 09

Introduction

In response to your request, we have inspected some attic spaces of the referenced buildings and submit this report. This report is a follow-up to a previous report we issued on 10 December 08 regarding inspections of the roofs of those buildings.

Our attic inspections were performed on 18 March 09, and were limited to four (4) units - 54, 55, 67 and 75.

Inspection Results

- We do not know the age of shingles, the make, or the installer.
- Three out of four of the attic spaces were well-ventilated (see Unit 55 and 67 photos)
- Unit 54 - rafter bays completely blocked; warm attic (see Unit 54 photos)
- No evidence of roof leaks under bad roof areas
- Possibly some wind-driven snow or rain coming in thru turbine ventilators (see Unit 67 photos)

Although not part of our contract, we did observe some issues with insulation levels and rainwater conveyance:

- Bldg A - poor condition. Crushed downspouts; missing leaders; clogged gutters (see Unit 54 photos)
- Rainwater conveyance systems lacking maintenance?
- Ceiling stains and "roof leaks" in the units appear to be from poor condition of gutters,

downspouts, etc

- Ceiling stains appear to be on fore and aft sections of units, adjacent to exterior gutter locations (see Unit 54 photos)
- Heat loss thru pull-down stairs
- Minimal insulation in 2nd floor ceilings (12" f/g recommended- R38)

Possible Roof Failure Causes

- Poor(er) quality shingles
- Faulty installation
- Asphalt shingles on "flat" roofs
- Ice damage in valleys

Recommendations - New Roofing System

- Work with mfr to specify a new, high-quality roofing system
- Higher (ASTM spec) tear strength for shingles
- Proper substrate and installation
- For shingles to be warranted, mfr will require acceptable framing, sheathing and ventilation
- Different valley roofing technique
- Rafter bay vents in all unit attics
- Ridge vents where none exist presently

Recommendations - Related Issues

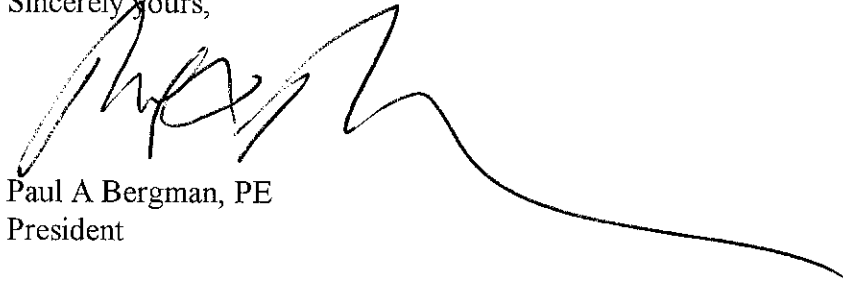
- Repair gutters, downspouts, leaders
- Owners should consider insulated box or some other device to stem heat loss thru pull-

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down stairs

- Owners should consider increasing insulation levels in 2nd floor ceilings (12" f/g recommended- R38)
- Re-connect bathroom vents to outside (see Unit 54 photos)

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Paul A Bergman', with a long horizontal flourish extending to the right.

Paul A Bergman, PE
President

Attached photos

Farwood Attic Inspection – 18 Mar. 2009
UNIT #54



- Bathroom vent disconnected



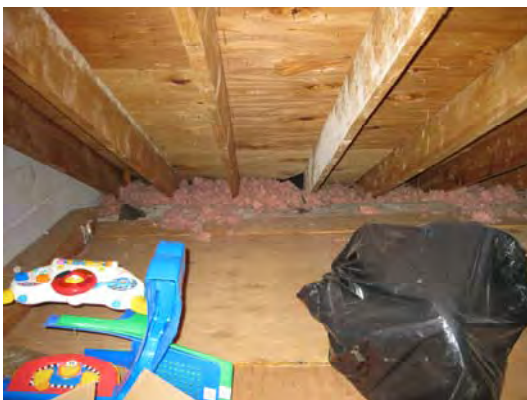
-Blocked rafter bays



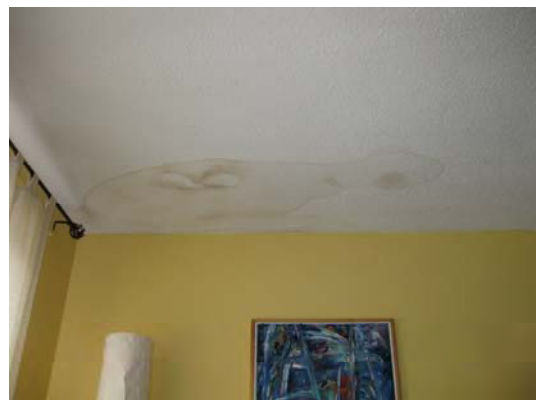
- Blocked rafter bays



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-Stained 1st floor ceiling (front of unit)



-Stained 1st floor ceiling (rear of unit)



-Tarred valley (front of unit)



-Missing down spout (front of unit)



-(Rear of unit)



-Disconnected down spout (front of unit)



-Blocked downspout (rear of unit)

Farwood Attic Inspection – 18 Mar. 2009
UNIT #55



- (Rear of unit)



-Open joist bays



-Well insulated

Farwood Attic Inspection – 18 Mar. 2009
UNIT #67



- Unblocked joist bay



- Water stain on ceiling below turbine vent, wind blown rain possible cause



- Installed ridge vent



- leaves clogging upper down spout (front of unit)



- Installed turbine vent
- No staining on plywood

Farwood Attic Inspection – 18 Mar. 2009
UNIT #75



-Blocked joist bay



-Turbine vent, no plywood staining



-Front of unit



-Hip flashing broken/bent