

STRUCTURAL ASSESSMENT

Curtis Elementary School

EXECUTIVE SUMMARY

The building, which was constructed in 1896 is a two-story (including a basement) wood framed structure supported on perimeter stone foundation walls. The exterior is covered in vinyl siding with asphalt shingles on the roof. There has been a garage/maintenance shed added, with wood stud walls and a sloped roof at the rear.

The building is in reasonably fair condition with no evidence of any foundation settlement. The framing at the first floor level is spongy with evidence of slopes at various locations.

The basement window levels are in line with the exterior grade, resulting in potential moisture problems.

The building has obviously gone through various remodeling stages. None of which have increased the structural integrity of the building as originally constructed.

Any additions should be kept structurally separate and extreme care needs to be taken to avoid any renovations, which would jeopardize the existing structure and resulting compliance with some of the more stringent requirements of Chapter 34 of the Massachusetts State Building Code (Repairs, Alterations, Additions, & Change of Use of Existing Buildings).