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October 19, 2007

Dreams Landing Condominium
c/o Brodie Management, Inc.
134 Holiday Court – Suite 308
Annapolis, MD 21401-7008

Attention: Ms. Heather Gummel

Re: Crawl Space Inspections
Dreams Landing Condominium
Dreams Landing Way
Annapolis, MD
AHE #03E021

Dear Ms. Gummel:

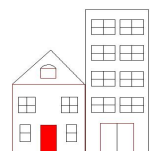
At your request, inspections of the crawl spaces were performed at the above referenced property on October 9, 10, 16 and 18, 2007.

There are no crawl spaces in buildings 100, 200, 300, 800, 900 and 1200 and in Units 1001, 1002 and 1003

The following is a report of the investigation findings, conclusions and recommendations.

BUILDING INSPECTIONS
STRUCTURAL ANALYSIS
RESERVE STUDIES

LICENSED PROFESSIONAL ENGINEERS



INTERIOR OBSERVATIONS:

BUILDINGS 401 TO 404:

- I1: In Unit 401, rehang six sections of fallen 6' long fiberglass insulation.
- I2: In Unit 402, rehang four 16" x 6'-0" long insulation pieces below the living room.
- I3: Replace the moldy 2' x 10' section of 5/8" drywall at the 402 / 401 party wall and replace the missing double 5/8" thick 2' x 4' drywall at the access door. See photo 65.
- I4: In Unit 402, extend the 4" diameter kitchen exhaust duct out through the rear wall. Also, rehang the fallen 5' long insulation.
- I5: In Unit 403, extend the 6" diameter kitchen range exhaust duct out through the rear wall.
- I6: In Unit 403, design and install header beams to properly support the cut off joists at the new water heater. Also, install metal joist hangers at each joist and header connection.
- I7: In Unit 403, remove the large pile of soil from the crawl space since it extends up close to the wood floor joists. This soil came from the hole excavation for the new water heater that was placed in the crawl space.
- I8: At Unit 403, rehang the five 6' long fallen insulation pieces below the kitchen and living room.
- I9: In Unit 402 at the party wall between Units 402 and 403, reinstall the two 2' x 3' sections of broken out double 5/8" thick, fire-rated drywall.
- I10: In Unit 404, rehang five 6' long sections of fallen fiberglass insulation below the kitchen and living room. See photo 64. Also, install R-19 insulation along the 12' long dryer duct. See photos 61 and 62.
- I11: In Unit 404, regrade the soil from the water heater excavation in a uniform layer below the polyethylene vapor barrier or remove the soil from the crawl space.
- I12: In Unit 404, reinforce the rear floor joist that has a new crack at a knot. See photo 63. The joist is 3'-0" from the party wall of Unit 403. Install a 2" x 10" x 12'-0" long, Grade 2, S-P-F board that bears on the rear brick wall. Use 16-penny nails in two rows that are 16" on center.

BUILDINGS 501 TO 503:

- I13: At the crawl space access at the rear of Unit 501, regrade the soil down below the new wood cover. The soil should slope down toward the wood fence and side lawn. See photo 66.
- I14: In Unit 501, rehang ten 16" x 6'-0" long sections of insulation.
- I15: Unit 501 has a 6" diameter exhaust duct extending through the front wall. If Units 502 and /or 503 have downdraft kitchen ranges, each exhaust duct should be extended through an exterior wall.
- I16: At Unit 501, reposition the polyethylene vapor barrier over the 10' x 20' bare soil area.
- I17: At Unit 502, reposition the polyethylene vapor barrier over the 10' x 10' bare soil area.
- I18: In Unit 502, rehang then 6' long sections of fallen fiberglass insulation.
- I19: In Unit 502, patch the 8" x 16" and 6" x 12" holes in the double 5/8" drywall at the Unit 502 / 503 party wall.
- I20: In Unit 502, extend the dryer vent pipe out through the rear wall.
- I21: In Unit 503, install six metal hanger brackets at the cut 2" x 10" floor joists near the water heater.
- I22: In Unit 503, regrade the excavated soil at the water heater below the polyethylene vapor barrier.
- I23: In Unit 503, rehang the seven 6' long sections of fallen insulation. Also, remove the scrap wood from the crawl space soil.

BUILDINGS 601 TO 607:

- I24: In Unit 601, straighten or add polyethylene vapor barrier in a 6' x 20' bare soil area.
- I25: In Unit 602, straighten or add polyethylene vapor barrier in a 6' x 20' bare soil area.
- I26: In Unit 602, rehang three 6' long sections of fallen insulation. See photo 67.
- I27: At Unit 602, add two layers of 5/8" drywall over the new plywood panels around the metal access door from Unit 602 to 603. See photo 68.
- I28: In Unit 603, replace the damaged 2' x 5' section of double 5/8" drywall beside the water heater. See photo 69. Also, replace some rotted 2" x 4" studs in this location.
- I29: In Unit 603, the metal dryer duct seems to be full of lint. Clean out this line since this may be a fire hazard.

BUILDINGS 601 TO 607 (continued):

- I30: In Unit 603, add a polyethylene vapor barrier in the 6' x 12' bare soil area.
- I31: In Unit 604, rehang five 6' long sections of fallen insulation.
- I32: In Unit 604, add double 5/8" drywall over the new plywood panel and beside the metal access door to Unit 605. See photo 70.
- I33: In Unit 605, install double 5/8" drywall in the 2' x 4' areas around both the left and right metal access doors.
- I34: At the party wall between Units 605 and 606, patch the several 6" diameter holes in the 5/8" thick, fire-rated drywall.
- I35: In Unit 605, extend the dryer vent out through the rear wall. Use a metal duct instead of a flexible plastic and wire duct.
- I36: Also, rehang two 6' long pieces of insulation in Unit 605.
- I37: In Unit 606, rehang six 6' long sections of fallen insulation.
- I38: In Unit 606, reinstall the metal dryer duct that has a 2' slope up to the rear wall. See photo 71. Install it with a much less slope to help reduce lint build-up in the line which may be a fire hazard.
- I39: At the metal access door from Unit 606 to 607, patch the 8" x 8" holes in the brick party wall with double 5/8" drywall.
- I40: In Unit 607, rehang the eight 6' long sections of insulation.
- I41: In Unit 607, replace the clogged 10" diameter screened filter at the exhaust fan.

BUILDINGS 701 TO 704:

- I42: Unit 701 is in good condition.
- I43: In Units 701 and 702, add a second layer of 5/8" x 2' x 4' drywall beside the access door from Unit 701 to Unit 702.
- I44: In Unit 702 install six metal hanger brackets at the cut 2" x 10" floor joists near the water heater.
- I45: In Unit 702, rehang one 6' long section of insulation.
- I46: In Unit 702, extend the 6" diameter kitchen range exhaust duct 4' farther to extend out through the rear wall.

BUILDINGS 701 TO 704 (continued):

- I47: In Units 703 and 704, repair the water damaged 1'-0" wide x 2'-0" high, double 5/8" thick, fire-rated drywall on both sides of the party wall at the rear corner.
- I48: In Unit 703, rehang two 6' long sections of fallen insulation.
- I49: In Unit 704, rehang four 6' long sections of fallen insulation.
- I50: In Unit 704, replace the missing and mildew damaged double, 5/8" x 2' x 6' drywall at the access door into Unit 703. See photo 72.

BUILDINGS 1004 TO 1007:

- I51: In Unit 1004, rehang one 6' long section of fallen insulation.
- I52: In Units 1004, 1005, 1006 and 1007, replace the clogged 10" diameter screened filter at each rear exhaust fan.
- I53: In Unit 1004, add a second layer of 5/8" x 2' x 5' drywall beside the access door to Unit 1005.
- I54: In Unit 1005, rehang four 6' long sections of fallen insulation.
- I55: In Unit 1005, install double 5/8" x 2' x 4' drywall beside the access door to Unit 1004 and in the 2' x 3' areas at the rear left and right corners of Unit 1005. See photos 73 and 74.
- I56: In Unit 1006 install double 5/8" x 2' x 6' drywall beside the access door to Unit 1005. See photo 75.
- I57: In Unit 1006, rehang six 6' long sections of fallen insulation.
- I58: In Unit 1007, rehang nine 6' long sections of fallen insulation.
- I59: In Unit 1007, add 6-mil polyethylene vapor barrier in a 3' x 20' area along the right party wall.
- I60: In Unit 1007, the front dryer vent duct has fallen loose. A metal duct is recommended to replace the flexible metal and flexible plastic duct.
- I61: The Unit 1007 rear exhaust fan was found to be turned off. Mildew and mold is present on the 2" x 10" floor joists. The fan was turned on and the humidistat set to 50% humidity. The fan should remain at this setting.

BUILDINGS 1101 TO 1104:

- I62: In Unit 1101, rehang four 6' long section of fallen insulation.
- I63: At the party wall between Unit 1101 and 1102, replace the 2.5" high x 15' long broken out section of double 5/8" thick, fire-rated drywall.
- I64: In Unit 1102, rehang the ten 6' long sections of fallen insulation.
- I65: In Unit 1103 rehang the eight 6' long sections of fallen insulation.
- I66: At the party wall between Unit 1103 and 1104, replace the 18" x 30" broken out section of double 5/8" thick, fire-rated drywall.
- I67: In Unit 1104, rehang the five 6' long sections of fallen insulation.
- I68: In Unit 1104, repair the water supply pipe leak at the rear wall hose bibb faucet. See photos 76 through 82. The water pipe appears to have split in the rear wall just above the kitchen floor. The pipe may have frozen and split last February. Also, replace the water damaged insulation and double, 5/8" thick x 3' x 5' drywall in both Units 1103 and 1104. Examine the wood framing after it has dried to determine if rot has weakened the structure. Some framing repairs may be needed.
- I69: In Unit 1104, install double 5/8" x 2.5' x 10' drywall beside the access door into Unit 1103. See photos 83 and 84.

BUILDINGS 1301 TO 1304:

- I70: In Unit 1301, rehang the four 6' long sections of fallen insulation.
- I71: In Unit 1302, repair the water damaged double 5/8" x 2'-0" high x 6'-0" long section of fire-rated drywall at the right rear corner below the kitchen.
- I72: In Unit 1302, add double 5/8" thick x 2' x 5' drywall beside the access door to Unit 1301. Repair the drywall in units 1301 and 1302 at this door.
- I73: In Unit 1302, rehang the nine 6' long sections of fallen fiberglass blanket insulation.
- I74: In Unit 1303, add double 5/8" thick x 2' x 5' drywall beside the access door to Unit 1302. Repair the drywall in units 1302 and 1303 at this door.
- I75: At Unit 1303, secure the loose front crawl space vent to the brick wall with masonry screws.
- I76: In Unit 1303, rehang the five 6' long sections of fallen insulation.
- I77: In Unit 1304, add double 5/8" thick x 2' x 5' drywall beside the access door to Unit 1303.
- I78: In Unit 1304, rehang the for 6' long sections of fallen insulation.

GENERAL COMMENTS AND RECOMMENDATIONS:

The old 4'-0" x 5'-0" plywood and O.S.B. covers to the crawl space access openings were recently replaced with new plywood and 2" x 4" boards. Also, the bottom surfaces and edges were painted. If access is to be controlled, a hinge and latch system may be designed and installed at these access covers.

Remind owners that the doors in the crawl space partition walls must be closed and latched when leaving the crawl spaces.

The five exhaust fans in Units 607, 1004, 1005, 1006 and 1007 should be kept on with the humidistats set at 50% humidity.

Most of the double walled Inryco, Inc steel doors (fire rated for 1.5 hours) and the single wall steel doors were recently painted at the crawl space party walls.

HIGH PRIORITY:

- R1: Clean the mulch and leaves out of the small window wells at the recessed crawl space vents.
- R2: Numerous crawl space vents do not open automatically with warm air temperatures. Ideally, the vents should stay open all year round. It is recommended that all of the 73 crawl space vents be replaced with conventional screened vents kept in the open position. The few vents located below low rear wood decks may not be accessible.
- R3: It is recommended that the five single wall metal doors in Buildings 400 and 500 be replaced with new 24" x 24" x 1.5 hour fire rated, spring hinged, self closing doors at the crawl space party walls.
- R4: Remove the damaged insulation, broken drywall and other debris from the crawl space vapor barrier in most of the units.
- R5: Support all of the loose and sagging telephone, cable TV and other utility lines to keep them up at the floor joist level. Install staples 6'-0" on center along each loose line.
- R6: In order to more securely support the fiberglass batt insulation between the floor joists, nail 3/4" wide plastic straps on 4'-0" centers across all 30 crawl spaces. Oatey brand plastic strap is available in 100' long rolls for \$9.00/roll at the Home Depot Plumbing section. Install a 4-penny x 1.5" long nail through the straps at each floor joist. The four large unit crawl spaces are sized approximately 26' x 26'. The remaining 26 unit crawl spaces are approximately 17' x 26' in size.

GENERAL COMMENTS AND RECOMMENDATIONS (continued):

LOWER PRIORITY:

- R7: Each unit owner may install an additional 3 ½” thick, un-faced fiberglass insulation batt between the 2” x 10” wood floor joists to increase the existing 6” thick, R-19 value insulation to R-32. This improvement will reduce the heat loss down through the first-level floor system and into the crawl space.
- R8: The several owners that have installed water heaters in the crawl space and have not insulated around the water supply pipes may install ½” thick foam pipe insulation. This insulation will reduce the heat loss from those pipes. The ordinary water supply pipes located between the floor joists are insulated with the existing R-19 fiberglass batt insulation.
- Also, an additional insulation blanket may be installed around the water heaters.
- R9: The unit owners that have single pane sliding glass doors and old front doors with single pane glass may install new well insulated double pane glass doors to reduce the heat loss on the first-level.
- R10: Unit owners may install a ceiling mounted fan on the first-level to help circulate the warm air from the ceiling down to the floor and make the first-level more comfortable in the winter.

If you have any questions, please contact this office.

Very truly yours,

Victor G. Hare, P.E.

VGH/bdg

Enclosure: 24 Photographs

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