



Photo #79: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #80: Large beam observed in ceiling soffit spanning east to west. Beam is acting as a midspan support for floor joists above that span north to south (Probe #2).



Photo #81: 10x7 Exterior spandrel beam running north to south 1st floor ceiling level along west exterior wall. (Probe #2)



Photo #82: Ceiling soffit contains a support beam that runs east to west below the spandrel beam. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification and not part of the original timber framing design (Probe #2).



Photo #83: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and apparently was just there for aesthetic purposes (Probe #3).



Photo #84: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and was just apparently there for aesthetic purposes (Probe #3).



Photo #85: Joists above faux soffit are running north to south and are spaced at 18” inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3). Further investigation required.



Photo #86: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.



Photo #87: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.

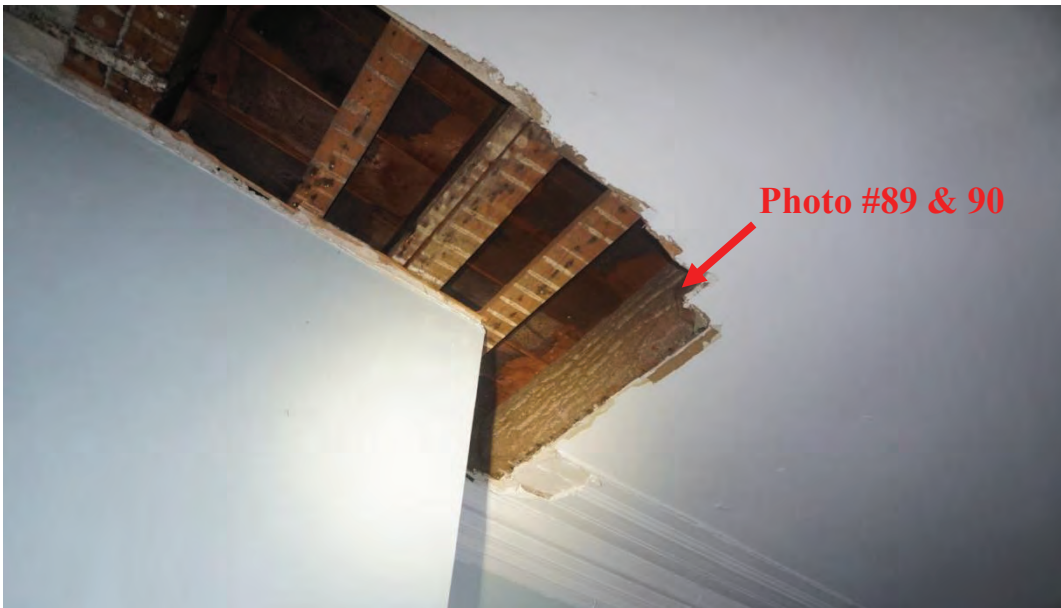


Photo #88: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #89: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #90: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #91: Large shrinkage crack that runs entire floor joist (Probe #4).



Photo #92: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #93: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #94: Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #95: Interior girder that is showing signs of deflection. Girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #96: Mortise and tenon connection between a bracing member and interior girder being held in place with a wooden peg. (Probe #5)



Photo #97: Girder beam that runs north to south in wall that use to be the exterior wall of the original structure (Probe #6).



Photo #98: Old exterior wall vertical member that was never scored down into a square (Probe #6).

2nd Floor



Photo #99: Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause.



Photo #100: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7).



Photo #101: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hold drilled through girder for pipe penetration (Probe #7).



Photo #102: Past termite damage was observed in floor joist supporting attic level (Probe #7).



Photo #103: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8).



Photo #104: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Further investigation required to figure out why this was done. Original joists left in place and still supporting ceiling below. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8).



Photo #105: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8).



Photo #106: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8). (Probe #8)



Photo #107: Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required.

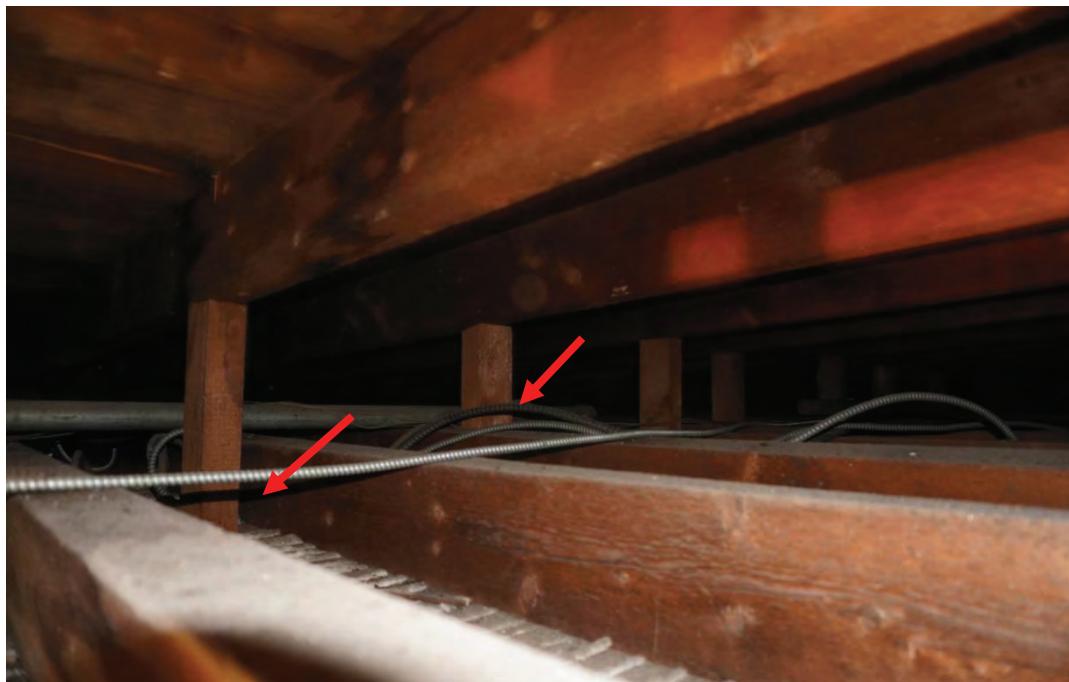


Photo #108: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).



Photo #109: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).

Attic



Photo #110: Pipe penetration drilled through girder drilled above its neutral axis. Observed in unfinished attic area, north side of original structure.



Photo #111: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #10).



Photo #112: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #113: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #114: Vertical crack that has opened more towards the bottom observed, attic post
Unclear why this has occurred. Further investigation required (Probe #12).



Photo #115: Vertical crack that has opened more towards the bottom observed, attic post. Unclear why this has occurred. Further investigation required. New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).



Photo #116: New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).

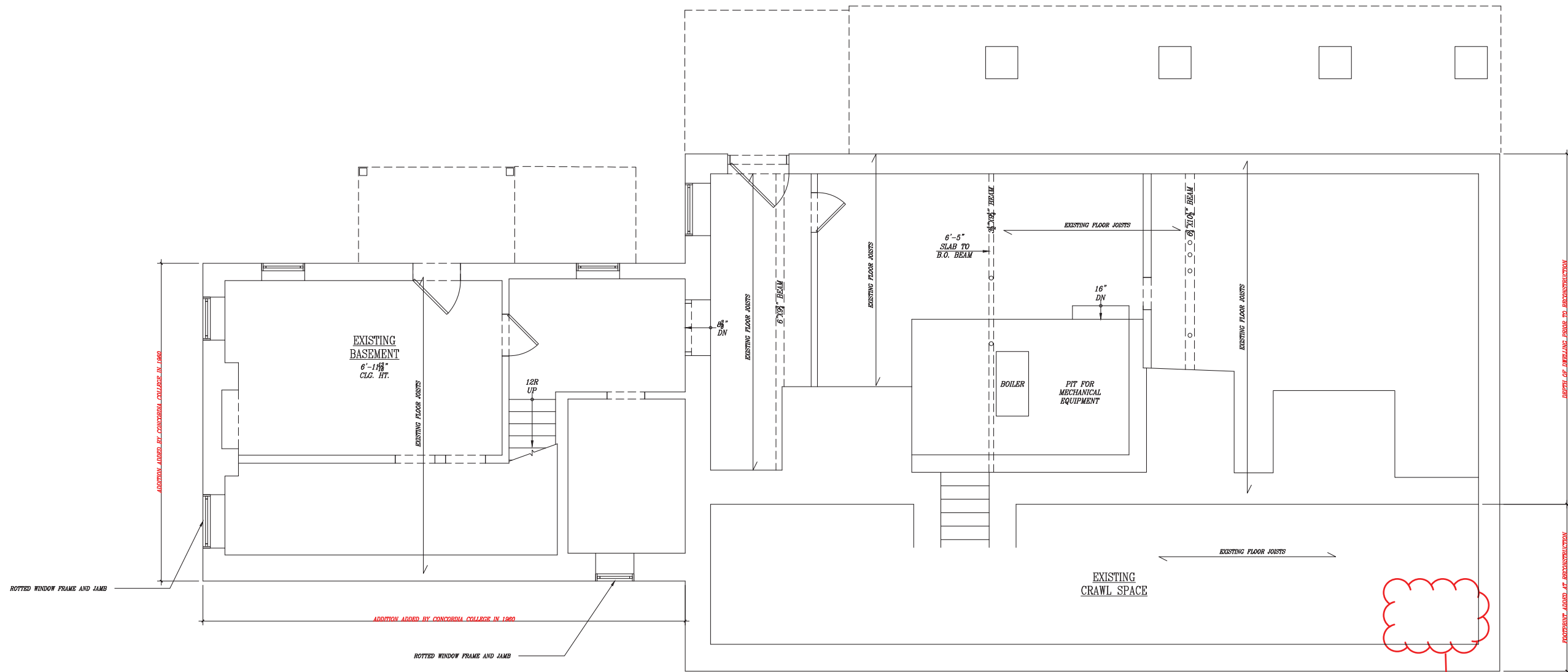


Photo #117: Roof support beam observed to be coming apart.



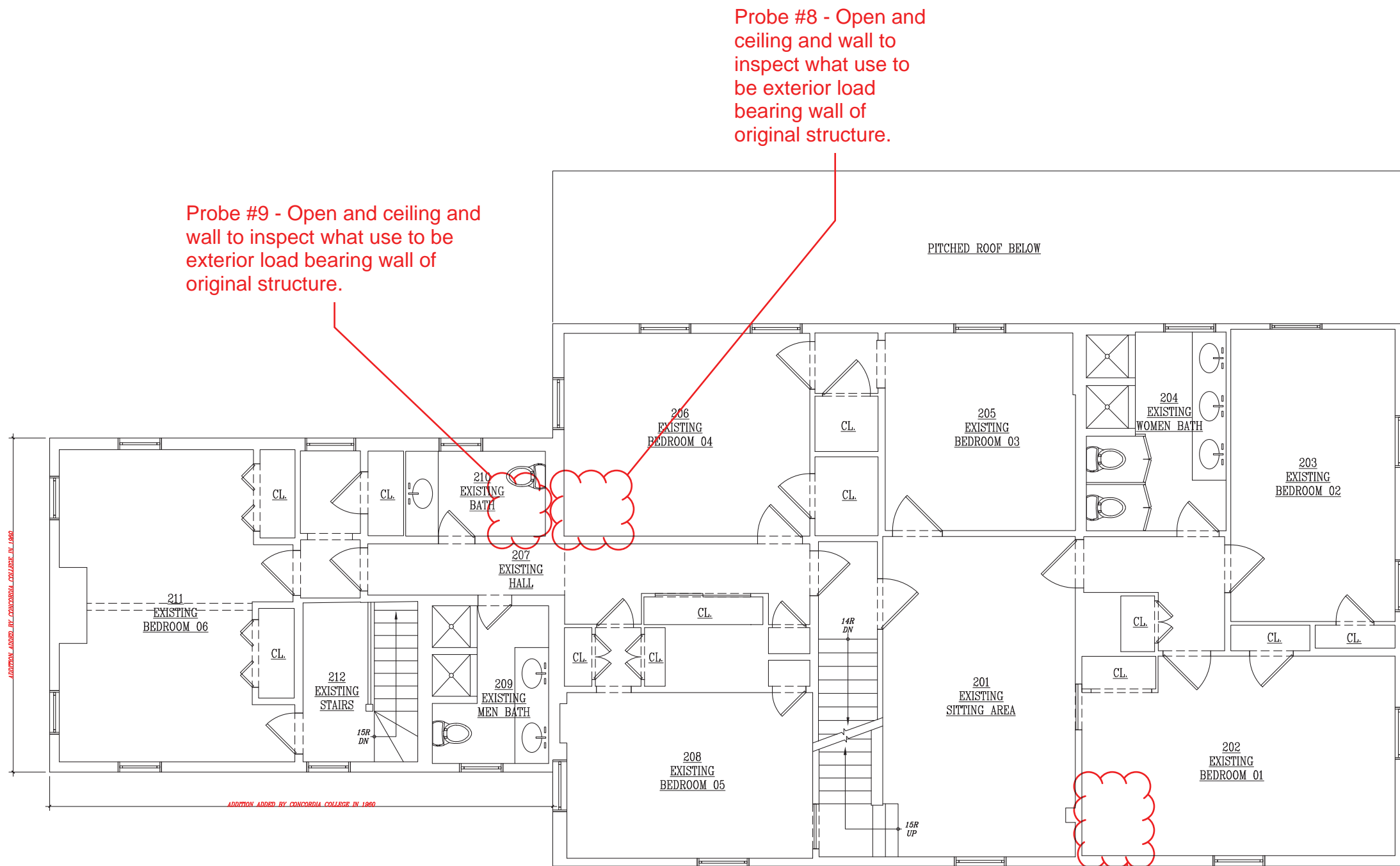
Photo #118: Roof support beam observed to be coming apart.

Appendix B – Probe Locations



Probe #1 - Remove floor boards to inspect crawlspace.

Appendix B – Probe Locations



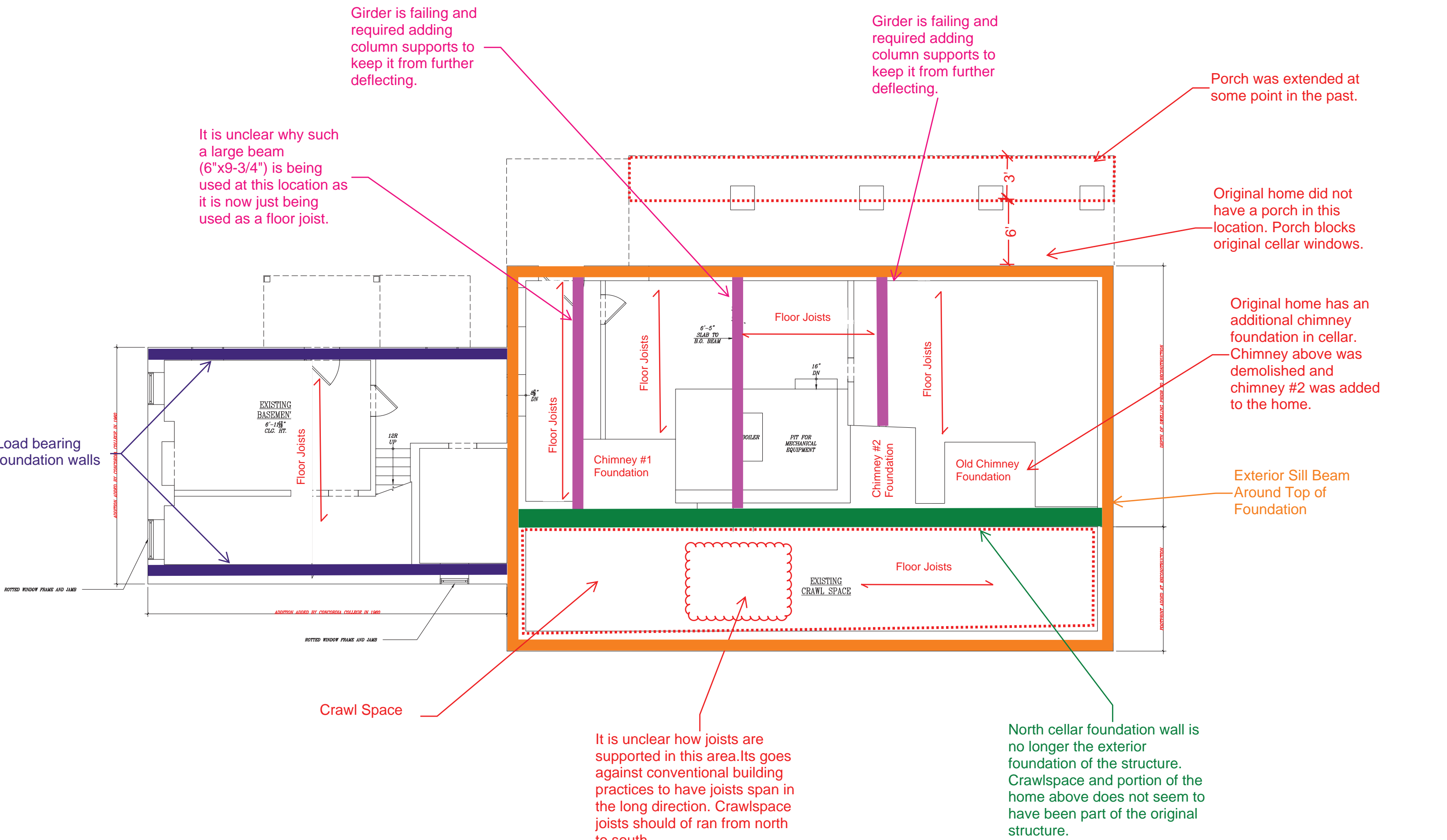
Probe #9 - Open and ceiling and wall to inspect what use to be exterior load bearing wall of original structure.

Probe #8 - Open and ceiling and wall to inspect what use to be exterior load bearing wall of original structure.

Probe #7 - Open up ceiling and top of wall to inspect interior load bearing wall.

Appendix C – Structural Layout

(*Structural members shown are supporting ground level above.)

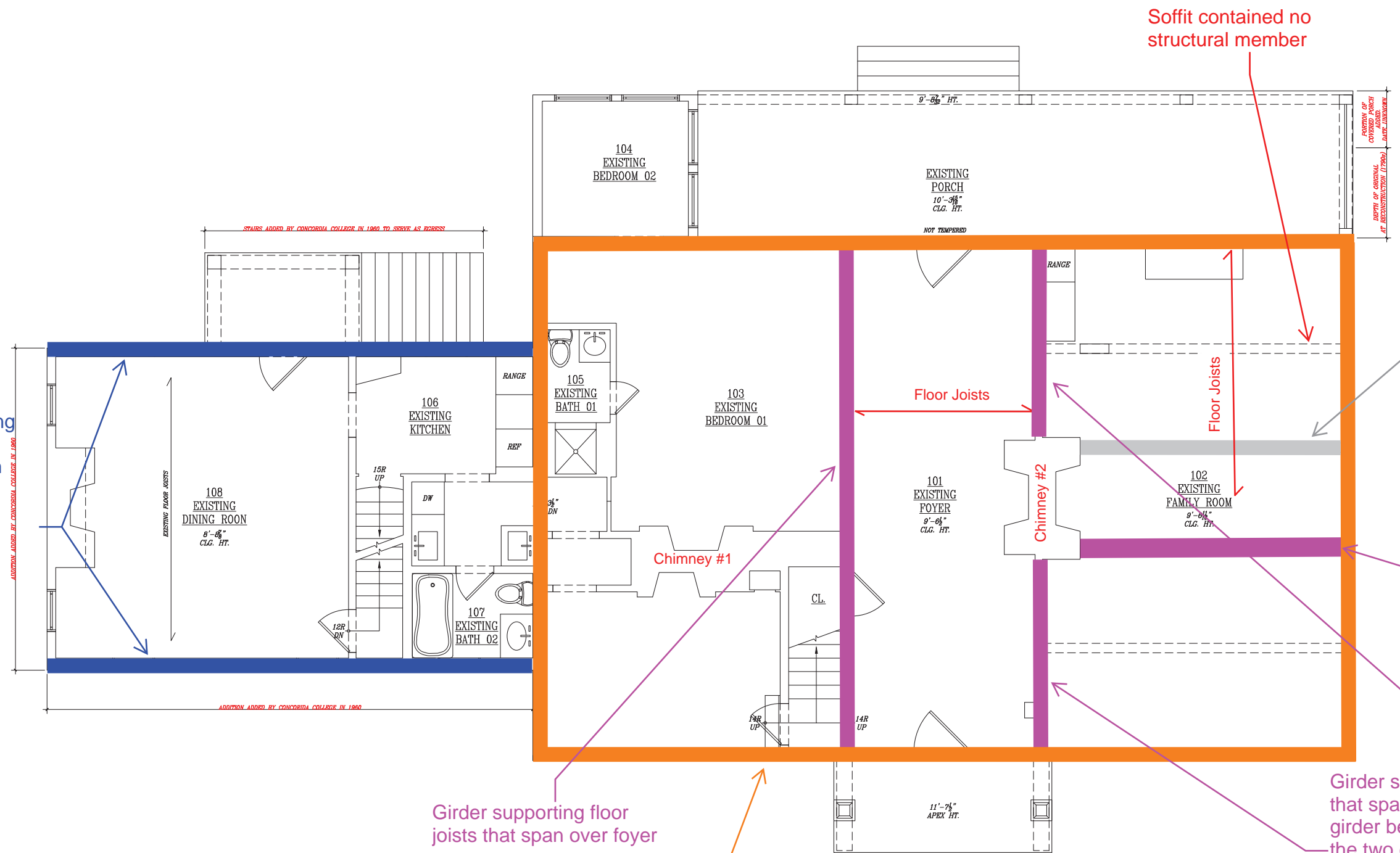


Cellar/ Crawlspace

Appendix C – Structural Layout

(*Structural members shown are supporting second level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques.



Soffit contains large wooden member running below floor joists. Wood member is below ceiling level and is acting as additional support for floor joists. This is not a standard timber framing layout. Was a modification made after, potentially when the chimney was moved.

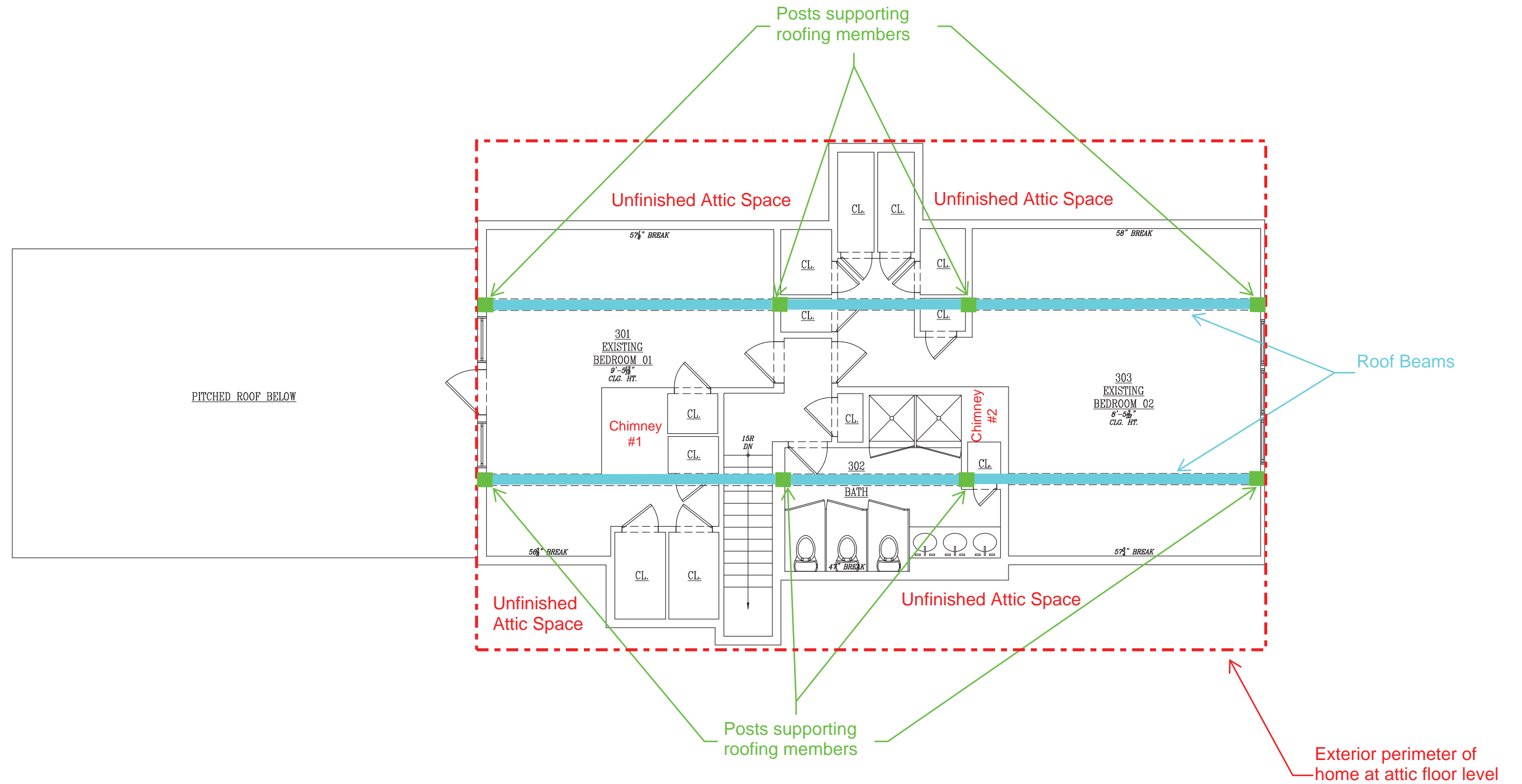
Floor joists connect to girder with mortise and tenon connections. Girder is above ceiling level.

Girder supporting floor joists that span over foyer. Original girder beam spanned between the two exterior facades and was modified when chimney #2 was added to the home.

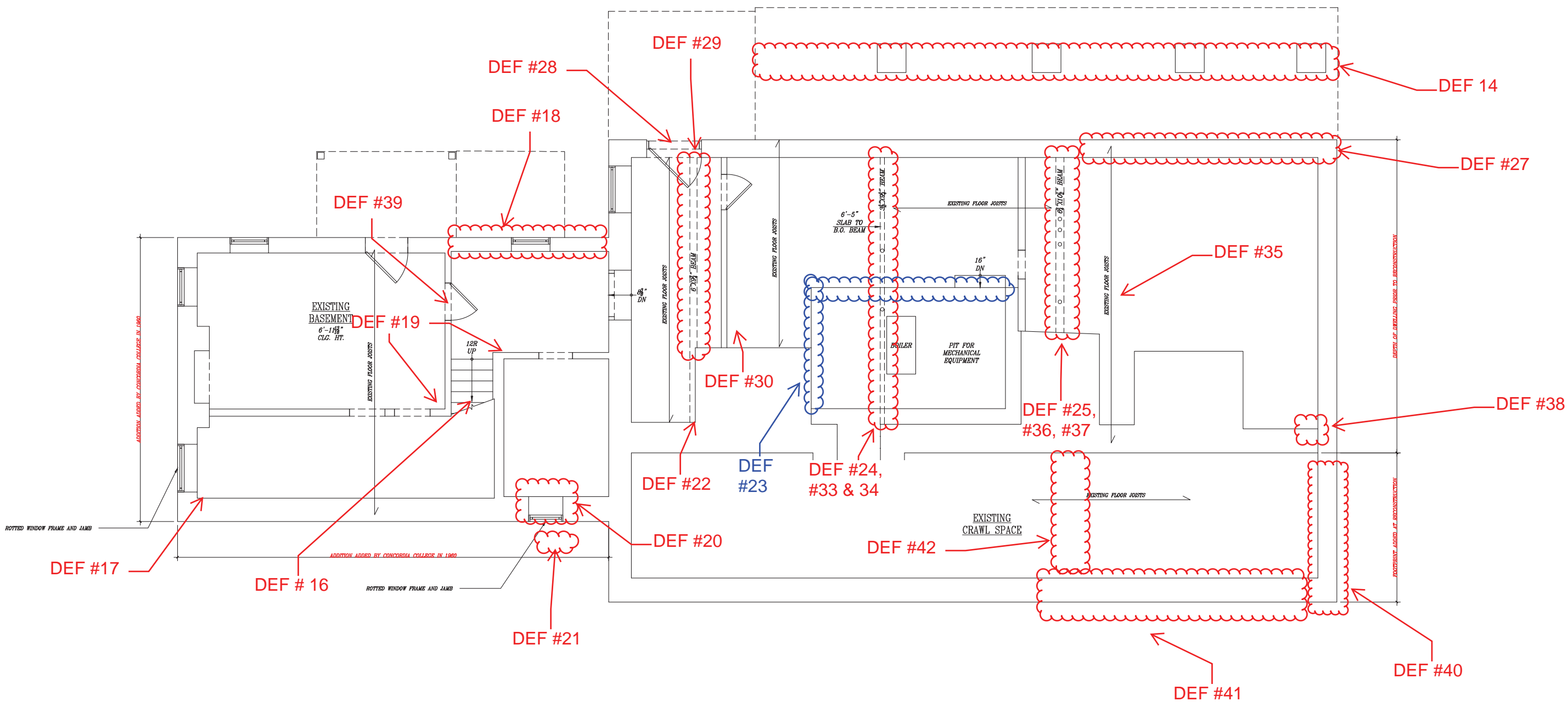
Girder supporting floor joists that span over foyer

Exterior girt beams span the perimeter of the home

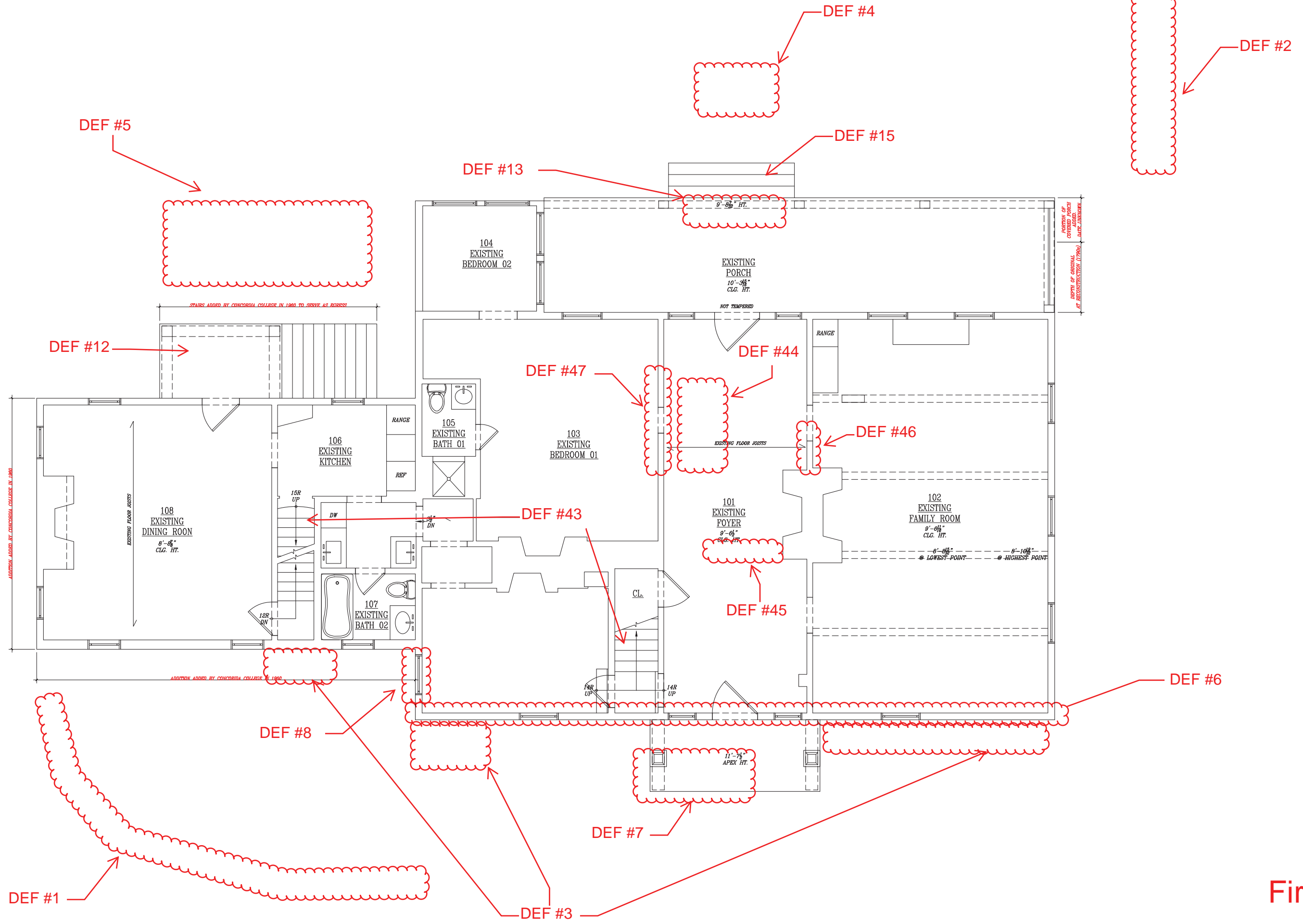
1st Floor (2nd Floor Framing)



Appendix D – Deficiency Location Diagram

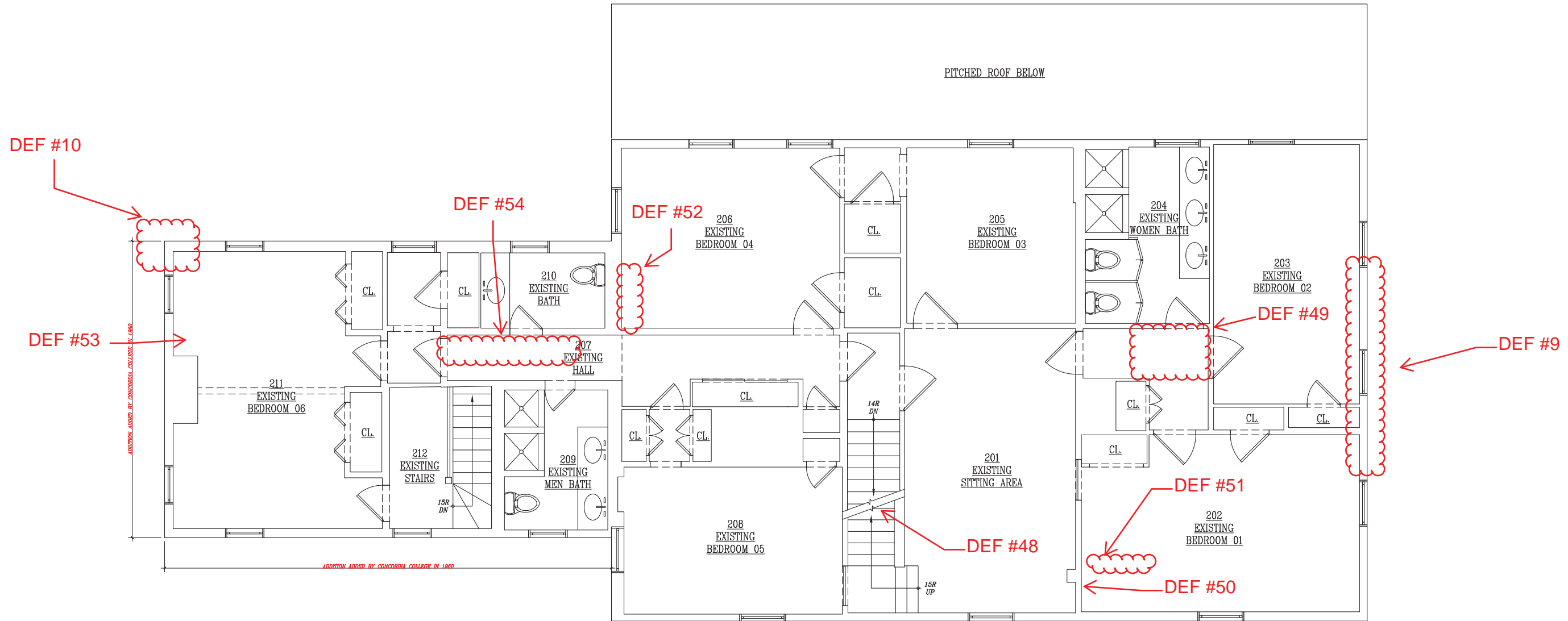


Appendix D – Deficiency Location Diagram

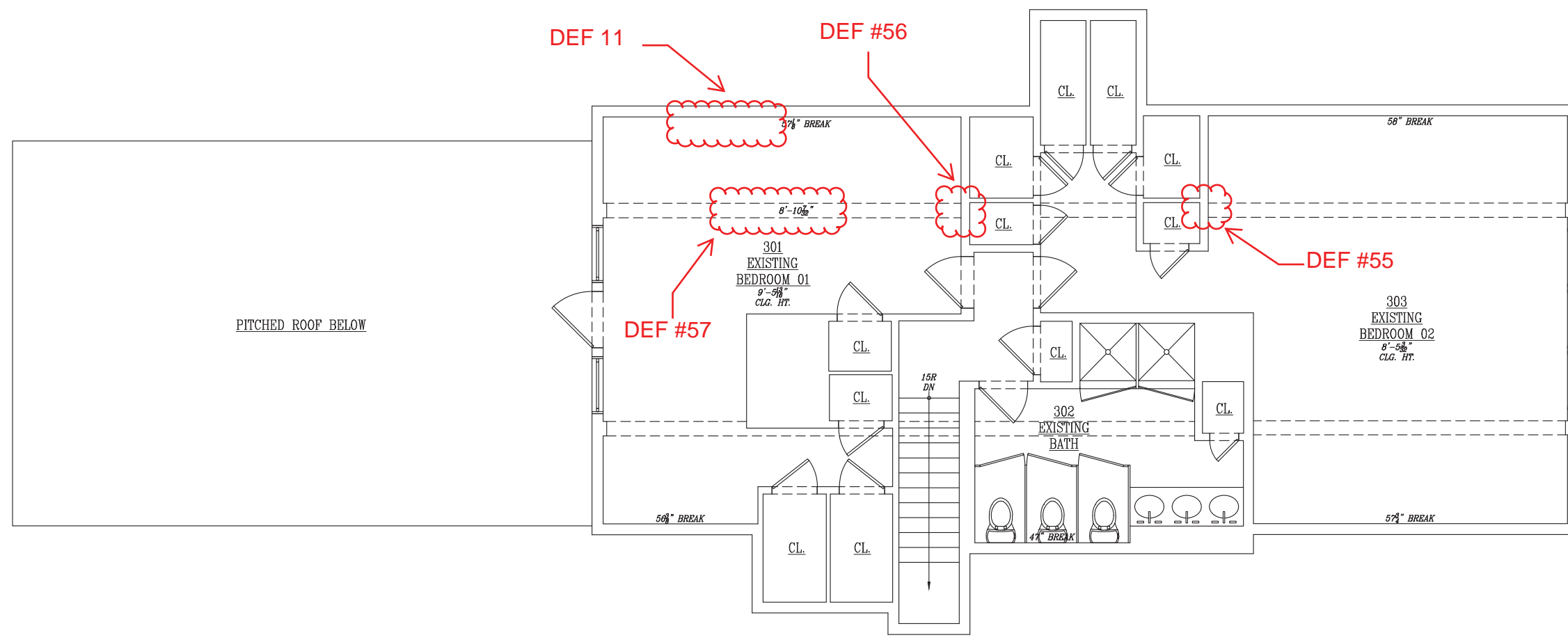


First Floor

Appendix D – Deficiency Location Diagram



Appendix D – Deficiency Location Diagram

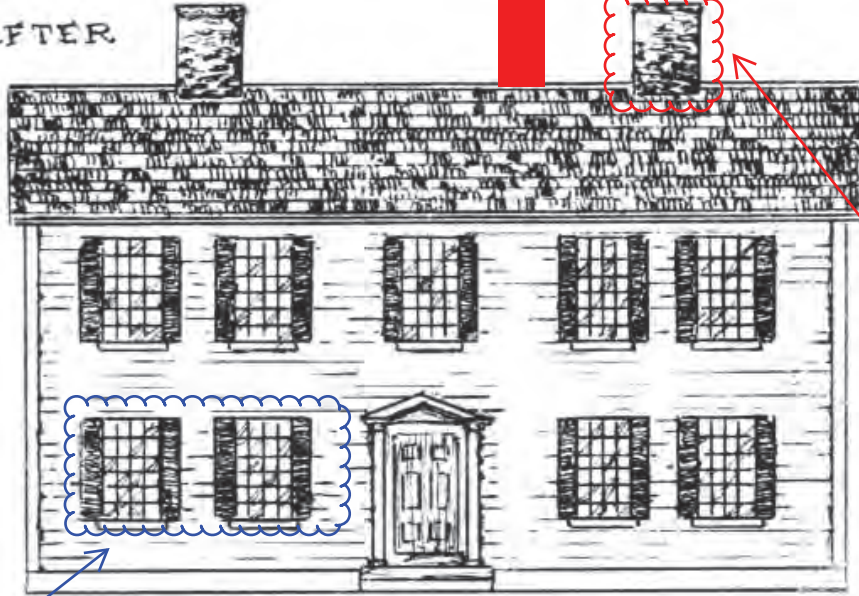


APPENDIX E - TWO INNER CHIMNEY
GEORGIAN COLONIAL LAYOUT

Chimneys in colonial era
Georgian style homes
were symmetrical.

New chimney added at
230 White Plains Road
at some unknown time
in the past.

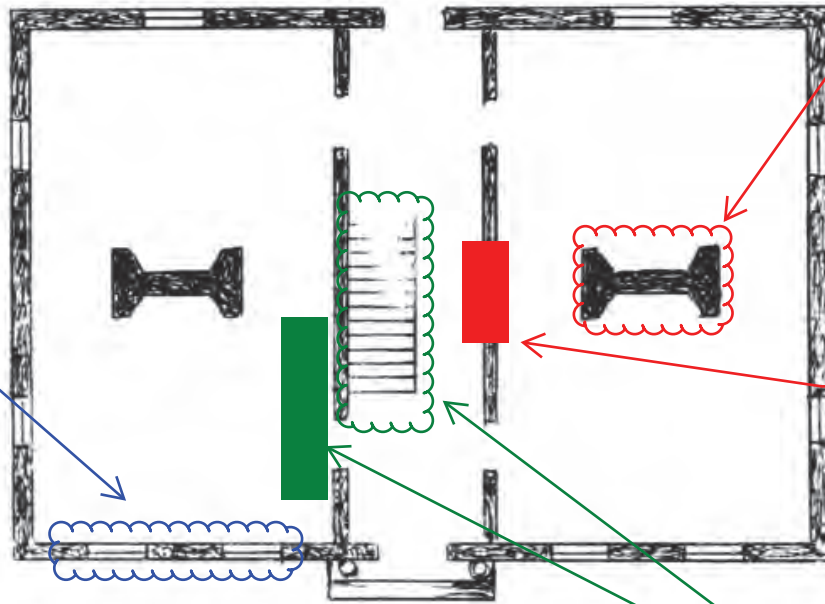
AFTER



Original chimney at
230 White Plains Road
was demolished and
moved at some
unknown point in the
past. The chimney
foundation is still in
place and can be
observed at cellar
level.

New chimney added at
230 White Plains Road
at some unknown time
in the past.

Original staircase
at 230 White Plains
Road was
demolished and a
staircase was
added at a new
location at some
point in the past.



GEORGIAN TWO CHIMNEY BACK-TO-BACK
FIREPLACES

Typically the front of
home had the double
sets of windows on
either side of the door.
This means the rear of
the home at 230 White
Plains Rd was the
original front of the
home.

Elevation and floor plan was taken from
the book "Home Building & Woodworking
in Colonial America"