

Harborside Condominium Trust
24 Lee St.
Marblehead, Massachusetts

October 18, 2014

Dear Harborside Owners,

We have reported previously during the recent Board of Trustees meeting and to the Owners of units in Building C about the presence of mold in the storage area of C Building, which also contains three gas-fired furnaces. The mold was remediated by ServePro on Friday.

In preparation for the remediation and to determine sources of moisture, we had Paul Haggett remove portions of dividing walls, portions of the first layer of flooring and rotted pieces of the old sill and exterior wall, exposing the concrete foundation. We determined that originally the outside ground on the northwest side of the building (where the main entrance and planting area are presently) was at the same level as the storage area. At some point, a concrete foundation wall was erected outside the then existing wood exterior wall, and interior steel columns were installed to carry loads that had been supported by the original sill and post and beam structure. The outside was back filled to the level of the second floor and the planter was installed.

The area we have exposed requires considerable corrective action: rotted and beetle infested (not active) columns and beams; water seepage through the foundation wall (present along the length of the wall but most pronounced beneath the location of the outside hose Bibb water faucet); fiber-board walls and ceilings (a flammable material where there should be two layers of fire resistant material); areas where there are penetrations into fire protection apparently to install electrical wires and plumbing; no fire protection on the wall between the storage room and the fire egress stairwell (just exposed studs); asbestos cement sheets that were used as fire isolation beside and above the furnaces but which should be encapsulated or removed; and storage enclosure dividing partitions that extend to the floor (which both inhibits a well ventilated area and creates a location for moisture to rise from the floor into the partitions).

We have determined that portions of the corrective actions must be contracted immediately, most particularly the fire protective walls and ceilings and near term actions to reduce water infiltration. We have already shut off the outside hose Bibb water faucet. Contrary to many requests, the

hose has frequently been left on and pressurized, resulting in leaky connections and saturated soil along the foundation wall. We believe this is one of the sources of water infiltration. We will be removing the plantings from the front of the building, clearing the clogged drains, and installing impervious sheets to direct water away from the building. Longer term actions will include excavation in front of the foundation to install waterproofing on the outside of the foundation and to install proper drainage and backfill, and replacement of the planting area with a less moisture prone area.

Because we are late in the budget year and our reserves are inadequate, the Trustees have decided to delay the first phase of the north retaining wall (BYC) repairs until early 2015 and monitor the wall frequently to free up funding for what we have determined should be the highest priority.

We also ask for continued support from the residents of the C Building. Obviously the storage area will remain unavailable for an indeterminate time, and we regret the inconvenience. We also ask that you be diligent in ensuring that the three dehumidifiers: in the stairwell, the storage room, and the crawl space, remain on continually. Again, contrary to requests, someone has been shutting these off. This has contributed to conditions that promoted mold growth. We found that at least one dehumidifier had been turned off within the last week AFTER we had advised of the mold situation. This was very ill advised, and we anticipate that it will not happen again.

We will advise you if there are additional developments as we execute this work.

Sincerely,

Harborside Board of Trustees