

**Chenault Consulting**

**Management Company, LLC**

12 June 2008

Mr. Ben A. Williams  
Chairman & CEO  
Basic Construction Company  
11832 Rock Landing Drive, Suite 106  
Newport News, VA 23606

RE: Evaluation Report  
Timberneck Hall Farm Historic House  
Gloucester, Virginia

Dear Ben,

Pursuant to your request, please find below a brief description and summary of the Historic Timberneck Hall Farm House and its current condition.

Timberneck Hall is a two-and-a-half-story Georgian style wood-frame house that is approximately 4,029 square feet. The original structure was built in 1801, and an addition to the house was constructed in 1858. The house consists of two front entry/hallways with two staircases, a front parlor room, a back chamber room, a dining room, kitchen, 5 bedroom/sitting rooms, 4 chimneys and a full attic and basement. The house is clad in painted weatherboard, sits on a brick foundation, and has two identical front porches. The house has both an asphalt shingle roof over the main structure and a standing seam metal roof over the kitchen area.

The basic structure of the house is intact with the exception of the foundation walls, floor beams and several of the joists (please see the attached Structural Engineer's Evaluation for the condition of the foundation, structural beams, joists, etc.). The sash double-hung, 9/9, and 6/9 wood windows will need to be repaired or replaced. There is no insulation in the main house walls or in the attic (R-19 is the current code requirement for walls and R-30 in the attic space). The interior plaster is cracking as well as the ceilings and both would need to be repaired and/or replaced. The stairs are in decent condition but need some repair work.

The exterior siding boards are rotted in some places and the corner boards will need to be replaced in certain areas. The roofing may need to be repaired or replaced in certain places, however, this would have to be further assessed.




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The kitchen is in poor condition and would need to be remodeled for proper use. The electrical and plumbing in the kitchen and throughout the rest of the house would have to be upgraded to meet local code requirements. Furthermore, the house as it stands is not handicapped accessible, and would therefore, not meet the County handicapped code requirements.

Overall, I believe the house is worth renovating. There will be extensive costs involved, however, to bring the house back to a good livable condition.

I hope this information is helpful to you. If you have any questions, please give me a call. Thank you.

Sincerely,



John W. Chenault, AIA  
Principal

Attachment

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John Chenault  
Chenault Consulting &  
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8900 Three Chopt Road  
Richmond, Virginia 23229-4615

**Re: *Timberneck Farm House  
Structural Evaluation of First Floor Framing  
and Existing Foundation Wall.  
DMWVP 0805-17***

Dear John:

On May 8, 2008, at the request of John Chenault, I visited the existing Timberneck Farm House. I walked around the exterior, through the first floor, second floor and the attic. I also observed the first floor framing from the basement and the partial crawl space.

The existing house is a wood framed structure supported on a brick foundation wall. There is a solid, heavy timber sill around the exterior. On the interior, heavy timber beams are supported on masonry piers. Wood joists are supported on the exterior wood sills and the interior beams. The beams and joists are hand hewn and fit together using mortise and tenon and wooden nails.

The brick foundation wall is in various stages of deterioration. The mortar is soft and is deteriorating from moisture. This is very obvious at the corners and along the exterior grade. The bricks are deteriorating and the face of numerous bricks has flaked off due to moisture infiltration and the freeze thaw cycle.

The existing joists were notched at the bottom at the sills and at the beams. These notches cause stress concentration at the ends of the joists. Although the joists are large, compared to present day joists, there are horizontal cracks extending from the notches at the ends of a significant number of joists. The new foundation is configured to support the joists beyond the notches below the full depth of joists.

The new foundation consist of a perimeter brick and block wall supporting the existing sill and exterior wall. A new wood beam supported on piers is provided to support the ends of joists along the exterior wall. On the interior bearing walls, masonry piers and two new beams are added to support the existing beam and the joists on each side.

**Chenault Consulting**

*Re: Timberneck Farm House*

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It should be understood, the opinions expressed here are based on the observations we made at the site in a two hour site visit and our experience. We did not perform an exhaustive investigation nor did we perform exploratory demolition.