



January 8, 2026

Mr. Ryan Senatore
Ryan Senatore Architecture
Portland, Maine

Reference:
Existing Building Evaluation
Riverview House
Bowdoinham, Maine

Dear Ryan,

As requested, I have completed my evaluation of the existing structure at the above-referenced site. The opinions and comments contained herein are based solely on visual observations made during our site visit. Physical strength testing and professional instrument-based elevation or location surveys were not performed. Structural calculations are based on interpolations of the data collected on-site. Architectural, mechanical, electrical, and plumbing conditions are outside the scope of this report. No warranty, expressed or implied, regarding the condition of the complete structure is intended.

Building Description and Observations

On December 18th, I visited the site to examine the existing building structure for potential reuse or reconstruction.

The structure in question is a single-story, light wood-framed building, similar to residential construction, set on a cast-in-place concrete foundation. There is a notable grade change across the foundation from the uphill side to the riverside. Currently, the riverside of the building functions as a garden-level basement. There are openings in the foundation designed to allow floodwaters into the basement area.

Based on my understanding, the current floor elevation is just above the floodplain. However, any new construction or significant renovation would likely require the first floor to be set higher to comply with current floodplain regulations. The building appears to be of 1940s or 1950s era construction, utilizing typical 2x4 wall framing and 2x framing in the attic, which receives some support from interior partition walls.

Structural Condition and Feasibility

The structure is in average condition for its age and construction type. It is likely that the building will require structural modifications to facilitate a modern renovation. Due to the small size of the building, it may be more economical to construct a new structure if the project scope includes major changes, lifting, or moving the building.

The foundation is also in average condition for a structure of this age and appears intact and serviceable for future renovations. However, a formal elevation survey has not been conducted; therefore, it is unknown if the foundation is level or has settled, despite appearing stable to the naked eye.

Proposed Modifications and Recommendations

It is my understanding that one proposed option is to fill the basement to create a slab-on-grade building without flood vents. This would introduce a significant amount of "fill load" to the existing site. The weight of this fill could potentially cause settlement in the poor soils typically found along the river.

Recommendations:

- **Geotechnical Report:** I strongly suggest that a geotechnical report be conducted.
- **Consultation:** A geotechnical engineer should be consulted to determine the specific effects of the fill weight on the site's soil stability.

In summary

The existing 1940s-era structure is in average condition, but its location near the river and current floodplain regulations present significant challenges for renovation. While the foundation appears serviceable, the proposal to convert the basement into a slab-on-grade would introduce substantial weight to potentially unstable riverside soils, necessitating a formal geotechnical evaluation. Given the likely requirement to elevate the first floor and the structural work needed for a modern retrofit, a full reconstruction may prove more cost-effective than attempting to modify the current building.

Please let me know if you have any questions or comments.

Sincerely,



Aaron C. Jones, P.E.