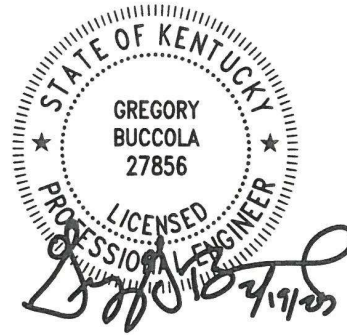




MEMORANDUM

TO: Jennifer Geier
FROM: Greg Buccola, PE, KPFF
CC: Brad Geier
DATE: February 19, 2023
SUBJECT: Guest House
Structural Observation
KPFF Job #: TBD



This memorandum is intended to provide the results of a Structural observation performed on February 11, 2023, of the two story guest house at the rear of the aforementioned property.

This wood-framed structure has a 900 sq. ft. between the two levels and is balloon framed with an unknown foundation system. Siding has been installed over the original wood siding.

Upon arriving at the site, it was evident that the building is leaning toward the alley, to the northwest quite significantly (several inches). As well, the 2nd floor framing is dramatically sloping from one end of the building to the other, in the direction of the building lean. As well, several openings in the roof were present, allowing for deterioration and moisture infiltration into the structure.

Given these aspects, I did not feel comfortable continuing the observation and vacated the building. I believe that the finishes are helping to stabilize the building and am concerned that any renovation work would actually result in an instability.

In summary, I find that this structure has reached the end of its useful life and recommend that the building be demolished and reconstructed in kind.

Please do not hesitate to contact us with any questions.

The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended.

END OF MEMORANDUM

23-COA-011