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May 29, 2018

Mark Lewis
RWSS PROPERTIES, LLC
2908 Brownsboro Rd.
Louisville, KY 40206-3506

Subject: 1741 Payne St.

Dear Mr. Lewis:

I visited the property on April 25, 2018 for a visual structural inspection. I was accompanied By Steve Lennon of Horizon Commercial Realty.

The property is a one story wood framed residence with a basement. The main house was a consistent width from front to rear and there appeared to be an addition or two on the north west corner of the house. The addition was a different exterior siding than the original. The basement can be accesses from within the house and from the east side exterior stair. The front of the house has an elevated porch accessible by a concrete stair and porch. Here are my observations:

- The front porch and steps showed signs of settlement and deterioration
- The walls at the east stair to the basement were severely cracked, deteriorated and about to fail.
- The interior stairs to the basement were deteriorated and collapsed.
- There is a roof over the exterior stairs but the roof appears to be sloped towards the house and the roof is mid height of a pair of windows. The ledger board that support the stair roof at the main house is exposed and shows signs of rot.
- There was a significant amount of mud that had infiltrated from the north end of the house into the stairwell and basement.
- The siding on the north wall of the house was no longer straight and level and near the eave apex was buckled around the attic vent.
- The north west addition foundation was almost non-existent and appeared washed out at some point in the history of the house.
- The vinyl siding on the north west addition appeared to be installed in two phases and is falling off the wall in numerous places.
- The first floor framing was inadequate and several areas were framed with 2x4's and had some makeshift unsheathed walls attempting to ass support to the floor framing.
- There was rot evident in the first floor framing in areas where there was access to see the structure.
- Mold was prevalent throughout the basement walls and ceiling.

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- The kitchen was on the north end of the house and mud had infiltrated through the walls and cabinets and was in the kitchen. Based on the amount of mud and water that was present in the north end of the house, there is apparently gaps or rot tha allows the water and mud to infiltrate into the house.

It is my opinion that the house, in the present state of disrepair is not safe for habitation.

If there are other questions or concerns let me know.

Sincerely,

AL F. Wolczyk jr., PE

