

STRUCTURAL SERVICES, INC.

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January 8, 2018

Mr. Mark Lewis
1737 Payne St.
Louisville, KY 40206

Re: Structural Review
1737 Payne St.
Louisville, KY 40206

Dear Mr. Lewis:

Per your request on December 21st, 2017 the above noted residence was visited to review the condition of the existing structure. The residence is a one story ranch with a basement. The basement walls consist of stone and brick masonry with a dirt floor. The structure of the house consisted of traditional dimensional wood framing.

Upon review the main level floor structure was severely out of level in several areas of the house. This was due to the deteriorated condition of the framing. Upon entering the basement the moisture levels were extremely high. The floor framing was moist to the touch. In several areas there was damage due to the past presence of termites. There were several locations where steel posts were added to shore the existing structure. It should be noted that most of the attempted repairs do not meet Kentucky Building Code requirements.

It appears that water infiltration at the joint between the basement wall and floor structure has caused the floor framing to rot and settle. There was one location where an attempt to repair it was made but the problem has progressed to other locations.

While the majority of wall and roof framing was not visible during our inspection it should be noted that there was evidence of water infiltration as seen in the water staining in ceiling. Roof framing located above the side door was not framed in accordance with current building codes and showed signs of disrepair. With the evidence of termites in the floor framing it should be noted that there is a good possibility of other hidden areas of termite damage.

Based on the above it is our opinion that the residence is not safe to occupy.

If you have any questions concerning the above please do not hesitate to call. We appreciate the opportunity to work with you.

Regards,



Nicholas D. Carter P.E.





Front Elevation of Building



Rear Elevation of Building



Water staining and damage to existing ceiling.



Side door porch roof framing.



Termite damage in existing floor framing.



Steel posts placed to shore the existing floor framing.



Previous repair for floor framing at basement wall.