

CJJ&A

A Full Service Real Estate
Evaluation & Engineering Firm

**Comprehensive Evaluation Report
(Structural/Mechanical)
for
1401 Winnie Street (Avenue G)
Galveston, Texas 77550**

October 16, 2017

Prepared for:

**Brian and Cynthia Stanton
1815 Ball Street
Galveston, Texas 77550**

Prepared by:

Charles J. Jenkins, P.E.



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Brian and Cynthia Stanton
1815 Ball Street
Galveston, Texas 77550

Re: 1401 Winnie St. (Ave. G), Galveston, TX 77550

Dear Mr. and Mrs. Stanton:

The requested comprehensive evaluation of the referenced residence was performed on Monday, October 16, 2017. "Comprehensive", as used in this report, means that the evaluation included an assessment of the full structure, as well as of plumbing, electrical, and heating/air conditioning systems and built-in appliances, within the limitations described herein. The purpose of this evaluation was to establish a baseline of the conditions present at the time of this evaluation and to identify any deficiencies present in the described systems of the residence, within the limits of the described scope of work.

For purposes of this evaluation the scope of the assessment performed for each component of the residence addressed is determined by the undersigned, based on training and experience, and is described herein. As such, the scope described may not be consistent with that performed by other professionals. Nonetheless, the scope of work performed by the undersigned is limited to the following:

- The scope of the structural evaluation was limited to a visual examination and assessment of accessible areas and structural components of the subject.
- The electrical evaluation included visual examination of switches and receptacles and their covers. The electrical service entry, breaker box, and breakers for branch circuits, was examined visually, without removing the breaker panel cover plate. Functional checks were performed on receptacles and switches, to include testing of ground-fault protection devices using a specific device designed to test those fixtures. Specifically excluded from the scope of this assignment were any testing or evaluation of wiring that would typically be performed by a licensed electrician, including evaluation of breaker box wiring sizing, connections, or components, or removal of covers from switches and other fixtures, removal of fixtures from their mounting boxes, or examination of wiring connections at those fixtures.
- Plumbing was checked by examining visible and accessible piping and fixtures, as well as from operational checks of fixtures. Drains and water lines were checked for leakage, only to the extent that either evidence of or actual leakage could be observed. Blockage of drain lines was evaluated only by running water through the lines by operating the dishwasher, flushing toilets, and running water from sinks, tubs, and shower fixtures. Plumbing fixtures and drains for clothes washers were not checked. No attempt was made to fully confirm that there was no blockage or leaks in the sewer lines as such tests are typically performed by licensed plumbers. No tests of water supply lines were performed for the same reason. Plumbing related to pools/hot tubs, fountains, or water falls was not included within the scope of this assignment.

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- Cooling systems were checked visually and by measuring temperatures at return air grills and air distribution vents, using an infrared temperature sensor, unless otherwise specified. Heating units were evaluated visually and by operation. Determination of whether units are properly sized for the structure was beyond the scope of this assessment.
- Built-in appliances were checked visually and by operation, where possible, but if not checked the fact that they were not tested and the reason they could not be tested is provided herein. Where appliances have more than one cycle of operation, the specific appliance was tested only through its most commonly used cycle.

Unless specifically mentioned within the body of this report, *excluded from the scope of this type evaluation is any attempt to determine compliance with building codes or in-depth evaluations of mechanical/electrical/HVAC systems that would normally be performed by tradesmen licensed in those specific trades.* In addition, testing for EMF, Radon gas, Asbestos, or other environmentally sensitive products, as well as evaluation of swimming pools, sprinkler systems, low voltage lighting, computer operated lighting and locking systems, security systems, spas, pools, saunas, sprinkler systems, underground drain systems and other specialty type systems was specifically excluded from this evaluation, though observed evidence of obvious defects may be noted herein. Neither was the thermal efficiency of the structure evaluated. Smoke alarms are not tested, as these require the use of smoke in the building to properly test them. In addition, smoke alarms, as well as heat and carbon monoxide alarms that are monitored by an alarm company, were not tested because testing by other than their personnel can cause problems with those monitoring the systems.

Contained herein are our findings, conclusions, and recommendations. For reference, the terms "left" and "right", as used in this report, were determined when facing the front door to the apartment from Winnie St. Though CJJ&A has made every effort to fully evaluate the systems described herein, the company retains the right to review any additional information that might become available and, if appropriate, to modify this report.

Summary of Recommendations

This summary of recommendations is provided to facilitate identification of irregularities presented herein. Though every effort has been made to include all irregularities found during this assessment, client is advised to read the report carefully to make sure they understand the full significance of those issues. That said, if there are any concerns or questions regarding this assessment client is urged to call the undersigned immediately to clarify those issues.

- It is recommended that a qualified roofing contractor
 - Inspect the tile shingle roof to determine if repairs are needed and estimate the remaining life of the roof. Recommendations of the contractor should be considered and, if appropriate, implemented.
 - Remove and replace the flat roof covering on the garage with an appropriate roofing material such as TPO or similar material.
- It is recommended that
 - Single-hung and Transom windows be serviced to function easily and smoothly.
 - The broken sash cord in the dining room window should be repaired.
 - As an alternative to the two recommendations above, consideration should be given to replacing all windows, including fixed, single-hung, and Transom, with new approved, hurricane resistant, windows of the same type.
 - Consideration should be given to replacing exterior personnel doors with hurricane resistant doors.
 - The steel lintels over the transom windows on the front and right side of the building be repaired or replaced, as recommended by a qualified brick mason.
- It is recommended that a licensed electrician check the electrical systems and

- Determine the branch circuits served by which breaker boxes and which specific breakers serve the branch circuits.
- Properly ground ungrounded circuits.
- It is suggested that additional receptacles be installed, as needed or desired.
- Repair the dead GFCI in the powder room.
- It is recommended that the defective mechanical drain plug in the apartment bathroom be repaired.
- It is recommended that sagging ceiling tiles be repaired.
- It is suggested that ghosting doors be adjusted so they do not ghost open or closed, or an easy alternative would be to use door stops.
- It is recommended that the inoperative attic power vent system be repaired.
- It is recommended that a high water shut off switch be installed in the secondary condensate drain pan for the unit in the garage.
- It is recommended that appliances be cleaned or, as mentioned by client, replaced. It is recommended that the temperature/pressure relief valve drain line for the water heater in the garage be modified as discussed during the inspection.
- It is recommended that the deck over the garage be removed and replaced, to include the roofing under the deck.

Findings

1. General: The subject is a two-story, commercial building that was reportedly built about 1930, though the Galveston County Appraisal District website shows the building to have been constructed in 1960. That said, it is not uncommon for this website to set construction of older homes when they first came on the tax rolls, often long after it was built. The ground floor of this building is "built-out" for commercial space on the ground floor and for an apartment above the commercial site.

A large garage area is attached on the left side, viewed facing the building from 14th Street, with an overhead door, 16 feet in width, providing vehicle access to the garage. A door at the right front of the garage provides personnel access, though this door was not accessible. The entry to the ground floor office space is from 14th Street, while the entry to the second level apartment is from Winnie Street. The south wall of the garage and the west walls of the garage and office building appear to be built on the property lines, with the north and east walls set back from the streets. The garage is an addition, with the foundation apparently tied into the original foundation of the building.

Exterior walls of the original building appear to be constructed with two to three Wythes of structural tile blocks. The garage addition is built with concrete block (CMU) walls, with steel columns supporting steel I-beams that extend across the width of the building. Exterior walls of the house are covered with brick veneer. Walls of the garage appear to be painted CMU blocks. The roof of the original building is of hip configuration, with a covering of what appear to be asbestos or slate tiles, with tile hip shingles. The roof of the garage is flat, with what appears to be rolled bituminous roofing material with heat sealed edges.

There is no yard space for this building, as it is built on zero lot lines with adjacent properties and other walls facing the streets. Drainage of the site is to the streets at the front and left side, as viewed from Winnie Street. Good swales on the sides of the house convey water to the front. The eaves of the roof are fully guttered, with a few loose nails in gutters. Drainage is facilitated by an underground drain system, with downspouts discharging into the underground drain. A drain scupper was observed at the left rear corner of the building, at the corner of the patio. The roof over the garage is flat, with a drain inlet at the rear of the garage roof. A wood deck on the roof of the garage is in poor condition.

2. Foundation: Based on conditions observed during this inspection, it appears that the foundation of the commercial building may consist of a concrete strip footing on the perimeter, with the concrete slab placed inside and doweled in to the footings. That said, it is possible, though considered unlikely, that the foundation is a monolithic concrete slab on grade with conventionally reinforced, beam stiffened, concrete, slab on grade. Multiple cracks were found in the slab surface in the office building, with some patches in the slab. Floor slopes were not noticeable on the foundation surface.

The foundation of the garage appears to be a conventionally reinforced, concrete, slab on grade. The slab surface is above that of the main building, with concrete ramps into the garage at the vehicle door and personnel door to the office area. Multiple cracks were observed in the garage floor. No noticeable floor slopes, other than those built-in for access, were observed on the garage floor.

A topographical survey was performed on the ground floor of the building, including the garage, using a digital altimeter, called a CompuLevel® or ZipLevel® depending on the manufacturer. This device functions in the same manner as a "water level", with a digital display of measurements taken, thus providing an indication of surface flatness. Elevations were measured in relation to a zero-reference elevation (0.0") placed at the front of the entry door from the "kitchen" area of the office into the garage. Measured elevations in the office building ranged from +0.1" to -0.9". Elevations on the parking surface of the garage, measured in relation to the zero reference in the office building, ranged +5.6" to +7.0". A drawing of the ground floor plan of the building and garage, showing measured elevations, is provided in Appendix A to this report.

3. Load bearing and partition walls, ceilings, and framed flooring: This building is constructed of structural tile blocks, with a concrete "bond beam" placed on the top of the tile walls, at the top of the north wall, below the second-floor level and visible in the attic, at the top of the exterior wall that faces 14th Street. Exterior walls are finished with stucco.

Front doors to the office area are wood, as is the entry door to the apartment stair hall. The garage vehicle door is steel, with the garage personnel door appearing to be wood. A burglar bar gate is mounted to the interior of this door, blocking the door on the inside. Doors in the "office" area operated properly. Windows in the ground floor "office" area are fixed, with transom type windows at intervals around the upper part of the walls, facing the streets at the front and left side and the adjacent property to the right. Transom windows appear to be operable.

Examination of the space above the ground floor ceiling revealed that there is a void approximately 18 inches high between the ceiling and second level floor. A concrete bond-beam was observed to be set on top of the tile walls, with joists and two steel I-beams, about 25 inches tall, supported by the bond beam and tile wall structure. Though it is common for this type construction to use steel columns to support the I-beams, no steel columns were observed from the open ceiling panel at the left front corner of the office, viewed from Winnie. The steel I-beams extend across the width of the office, from the front to the rear, viewed from Winnie Street. These I-beams support ceiling joists that extend from left to right, also as viewed from Winnie. Ceiling joists appear to be true 2x12" rough cut lumber, typical of wood used for construction when the building was constructed. Joists are "blocked" with diagonal blocking. At least one joist appeared to have been recently doubled to increase strength, though why this was required is unknown.

Windows in the apartment are single-hung, single-glazed, and wood framed, with sash cords and balance weights. One sash cord on the Winnie side of the dining room is broken. Other sash cords appear to be intact. Windows appear to be the original installed when the house was built, though it is possible they were changed at some time later. Windows should be checked to make

sure they open and close properly. If painted shut, they should be repaired to open. That said, the age of the windows suggests that they will be loose in the frames and poorly insulated.

Interior walls on the ground floor are finished with stucco applied to the structural tile walls. Interior partition walls are believed to be wood framed, with sheetrock wall coverings. The ceiling appears to be finished with sheetrock. No damage indicative of structural distortion was found in partition walls or in exterior walls. Minor spalling of stucco was observed at slab level on the front (facing Winnie) and rear walls of the office area. Doors on the ground floor open, close, and latch properly, though the door from the front of the office to the stairway hall to the apartment, still hung, is closed off on the office side. Cabinet doors are well aligned in the "kitchen" on the ground floor and counters are reasonably flat and level. Floors of the ground floor office are the exposed slab surface, though painted, with multiple cracks observed.

Floors on the stairs and in most second-floor rooms are wood, with vinyl tiles, in poor condition, in the kitchen and nook. Copper hand rails are installed at the stairs. The floor in the bathroom is finished with tile. Exterior walls of the apartment are a continuation of the tile block walls below, though the interior is finished with textured and painted sheetrock. Interior walls are also finished with sheetrock. Ceilings in bedrooms are also finished with sheetrock, with ceilings in common rooms finished with acoustic tiles. Minor sagging was observed in acoustic ceiling tiles of the dining room. Doors to the right rear bedroom and closet in the stair landing hall ghost closed. A pull-down stair in the ceiling of the utility hall provides access to the attic. No cracks were found in sheetrock wall coverings.

In the garage, minor cracks were found in mortar lines at the rear of the overhead door and to the front of the overhead door. No open cracks were found, however. A large raised platform is hung from the ceiling on the right side of the garage. An HVAC furnace and air handler and water heater are installed on this platform. In addition, a large ventilation fan, exhausting through the ceiling and garage roof, is also supported on the platform. The platform is hung by steel rods, bolted to the platform frame, with plywood flooring supporting the loads of equipment on the platform. No evidence of structural weakness was found in this platform.

The roof of the garage is supported by the CMU walls and steel columns that are bolted to the foundation at the wall between the garage and office building. Though not observed on the left side exterior wall of the garage, as viewed from the vehicle door, it appears that steel columns such as observed on the opposite wall, are probably enclosed in CMU pilasters that extend inward along that wall. No damage or irregularities were found in garage walls, other than a few minor mortar cracks to the right and left of the overhead door. Neither were any irregularities found in roof framing.

4. Roof, attic and cornice: The roof of the house is of hip configuration, with a covering of what appears to be asbestos or slate tile shingles. The roof of the garage is flat, with a covering of rolled, bituminous roofing, apparently sealed with tar. Roofing was examined from the ground, balcony floor, and garage roof because of height and steep-pitched surfaces on the original building. Tile shingles, both on flat surfaces and on hips, appear to be fully serviceable and properly installed. Roof vent seals, appliance vents, and attic vents appear to be serviceable. Cornice components appear to be properly installed and serviceable.

A pull-down stair in the ceiling of the apartment utility room hall provides access to the attic. Roof framing, decking, flooring, insulation, and ventilation were examined from within the attic. The roof frame is "site-built", with rafters well braced and properly tied together. Roof decking appears to be tongue and groove plank lumber, in good condition. Minor water stains were observed on the bottom of decking in a couple of places. No damage or framing irregularities were found in the attic.

Attic ventilation is provided by soffit vents and a thermostat controlled power vent, though it was reported that the power vent system is not functional. Attic insulation appears to be rockwool batt insulation placed between ceiling joists on the floor of the attic, though the material was not confirmed. It appears that the rating of attic insulation is about R-11 or less, though this was not confirmed.

5. Electrical System: The electrical system was checked in the manner described in the introduction to this report. Electrical service is provided by overhead wiring, with the service entry and meter located on the exterior wall to the right of the garage personnel door entry porch from 14th Street. Ground wiring for the electrical system is connected to a grounding rod installed through the concrete sidewalk below the service entry. There are two meters at the service entry. It appears that one meter provides service for the upstairs apartment and the other meter provides service for the downstairs office and garage. Though this distribution of power was not confirmed, there are two breaker boxes in the wall of the office building behind the service entry, one marked for the apartment (upstairs) and the other for the downstairs. These boxes were manufactured by Eaton and Square D companies. An additional breaker box, manufactured by the Square D Company, was found in the garage and two additional boxes were found in the attic, manufacturers not determined. Branch circuits controlled by these boxes were not identified, other than one breaker in the box on the floor serves a duplex outlet mounted on the floor of the attic, at the front of the "rat-run" in line with the breaker box. Wiring in all boxes was found to be copper.

All breakers were in the "on" position and no evidence of damage to breakers or box wiring was observed. No ground fault (GFCI) or arc-fault (AFCI) breakers were found in the buildings, other than GFCI receptacles under the kitchen counter in the ground floor "kitchen" and in the wall receptacle in the ground floor powder room. The GFCI receptacle in the kitchen operated properly. The GFCI in the bathroom was dead and could not be reset.

All accessible regular receptacles throughout the house were tested and found to be "hot" and properly polarized, though some in the apartment were not grounded. The 220-volt receptacle for the clothes dryer in the utility room tested properly.

6. Plumbing System: The gas meter and service enters the house on the right side, viewed from Winnie, at the front corner of the building. The water service enters the house at the left rear corner, at the garage personnel entry doorway. A cut-off valve is installed in the water line at this entry point. The water service line is galvanized pipe. Sewer lines appear to be cast iron pipe. Water lines in the building are copper, galvanized, and CPVC.

Plumbing fixtures in the house were tested as described. All fixtures operated properly, except for the mechanical drain plug in the apartment bathtub. No evidence of water or drain line leakage was observed at fixtures in the office, garage, or apartment. A gas fired water heater is installed on the raised platform in the garage and an on-demand, tankless, water heater is installed in the ground floor powder room. Both water heaters operated properly, though the temperature/pressure relief valve on the gas fired water heater is tied into the leak pan drain, with approximately 8 or 9 - 90-degree elbows between the T&P valve and the discharge end of the line. As a result, if the valve opens, steam and hot water is more likely to be diverted into the leak pan and then onto the platform before it would go to the drain at the right rear of the garage.

7. Heating and air conditioning: Two central type systems, manufactured by Rudd, provides climate control for this building. Cooling is provided by two condenser units that are mounted on the roof of the garage. The condenser units are in good condition, with service wiring contained within proper conduit and proper refrigerant line insulation in good condition. Electrical disconnects are mounted on the wall of the building, at the condenser units. Refrigerant lines and wiring enters the house through a well-sealed wall penetration.

Evaporator coils for the cooling systems are installed in the air circulation systems, in line with the heating units and air handlers (fan units). One of these systems is installed on the raised platform in the garage and the other is installed in the attic. Primary condensation water from the evaporator coil in the attic is discharged through the primary drain lines (insulated), into the sanitary sewer. The drain line for the secondary condensate drain pan appears to also be tied into the sanitary drain system. A high water shut-off switch is installed in the secondary condensate drain pan in the attic. The unit that is installed on the raised platform discharges both primary and secondary condensate to the drain inlet at the right rear of the garage. This unit does not have a high water shut-off switch installed in the secondary condensate drain pan.

Two gas fired heating units serve the building, one on the raised platform in the garage and one in the attic. These furnaces are serviceable, have electronic pilot igniters, and they operated properly when tested. Thermostats are installed on the middle partition wall of the ground floor, at the middle of the room, and in the upstairs hall, at the top of the stairs. Thermostats operated properly. Cooling systems were checked by measuring temperatures (ΔT) between return air grills and air distribution vents. Expected ΔT is between 15 and 20 degrees across an evaporator coil, though if the temperature is very cool, the temperature drop may vary. Since it is not feasible, from this type inspection, to check the temperatures across the coil, one must apply a reasonable allowance for the distances between the coil and distribution vents. Measured temperatures are shown in the following table.

System	Return Air Temps	Distribution Vent Temps	ΔT	Range of ΔT
Ground floor	78°	56° all vents	22°	Acceptable
Second floor	79°	60° to 65°	15° to 19°	Acceptable

8. Appliances: Installed built-in appliances were checked visually and by operation through their most commonly used cycles, as described in the introduction to this report. Appliances checked were the gas range top, electric oven, vent hood, dishwasher, disposals, ceiling fans, bathroom vent fans, water heaters, doorbell, and garage door opener. The vent hood was functional, but extremely dirty. The doorbell did not work at the apartment door. Other appliances operated properly.

Conclusions and Recommendations

1. General: Site drainage appeared to be reasonable for proper foundation maintenance and lot drainage. No repairs are needed to drainage and grading. Loose nails in gutters should be secured. It is recommended that the wood deck on the garage roof be removed and replaced, to include the roof material under the deck.
2. Foundation: No evidence of foundation movement was found. Cracks in foundation surfaces are typical of shrinkage cracks that have, in some cases, been exacerbated by long-term service. That said, they are not structurally detrimental. It is therefore our opinion that foundation performance is within acceptable limits and the foundations of the main building and garage addition are performing adequately. Further, it is anticipated that, barring some unexpected occurrence, foundation performance can be expected to be adequate for the foreseeable future. Foundation stabilization is, therefore, not required.
3. Load bearing and partition walls and ceilings: No evidence of structural irregularities was found in this building and no remedial measures are required to ensure adequate structural performance. It is therefore our opinion that the subject is structurally sound, with reasonable finishes typical of similar structures used for similar purposes.

The above notwithstanding, it is recommended that steel lintels over Transom windows on the right side and front of the building, viewed facing the building from Winnie St, be repaired or replaced, as recommended by a qualified brick mason. In addition, it is recommended that

- Single-hung and Transom windows be serviced to function easily and smoothly.
- The broken sash cord in the dining room window should be repaired.
- As an alternative to the two recommendations above, consideration should be given to replacing all windows, including fixed, single-hung, and Transom, with new approved, hurricane resistant, windows of the same type.
- Consideration should be given to replacing exterior personnel doors with hurricane resistant doors.

4. Roof, attic and cornice: Based upon observed conditions, it is our opinion that shingles of the roof are serviceable, though they appear to be the original shingles installed when the house was built. Because of their age, however, it is recommended that the tile shingle roof be inspected by a qualified roofing contractor to determine the remaining life of the roof covering. It is suggested that recommendations for repair or replacement made by the contractor be implemented. The flat roof covering is at the end of its serviceable life and should be removed and replaced with an appropriate material, possibly TPO or similar material.

The frame of the roof is performing adequately. Attic insulation is not sufficient for today's needs. It is therefore recommended that attic insulation be augmented to a rating of R-30 or better. Attic ventilation is also insufficient and it is recommended that the inoperative power vent system be repaired.

5. Electrical: The electrical system of the subject was mostly performing properly. That said, it is recommended that a licensed electrician check the electrical systems and

- Determine the branch circuits served by which breaker boxes and which specific breakers serve the branch circuits. Breakers should be labeled as to the circuits they protect.
- Properly ground ungrounded circuits.
- It is suggested that additional receptacles be installed, as needed or desired.
- Repair the dead GFCI in the powder room.

6. Plumbing System: Plumbing systems were functioning properly, to include supply lines, fixtures, and drains. That said, it is recommended that the mechanical drain plug in the tub be repaired.

7. Heating and air conditioning: The heating and cooling systems for this house were functioning properly. That said, it is recommended that a high water shut-off switch be installed in secondary condensate drain pan for the unit in the garage.

8. Appliances: Though appliance operated properly, they are old and dirty. That said, at the option of client, the appliances can be cleaned and used or, as indicated by client, replaced. The water heater Temperature/pressure relief drain line in the garage should be modified, as discussed.

Certification

It is hereby certified that a comprehensive ("structural/mechanical") performance evaluation was performed on the residence located at the referenced address on the date specified above. It is further certified that the findings and conclusions contained in this report have been correctly and completely stated without bias and they are based upon the observations and experience of the undersigned. No responsibility is assumed for events that may occur subsequent to the submission of this report and no warranty, either expressed or implied, is hereby made. Should

Brian and Cynthia Stanton
Comprehensive Evaluation Report
1401 Winnie St. (Ave. G), Galveston, TX 77550

additional information regarding the condition of this residence become available, the undersigned reserves the right to review such information and modify this report, as appropriate.

Limitations

This report is provided by a Professional Engineer licensed to practice in the State of Texas and is valid as of the date of the site visit. It excludes conditions and events that may occur after the site visit or issues outside the stated scope of this inspection. Because of the limited nature of this assessment, this report makes no guarantee that every possible discrepancy has been cited. CJJ&A makes no claim concerning any activity or conditions falling outside the specified purpose to which this report is directed. In addition, no warranty, expressed or implied, is made by the engineer for the professional services set forth.

Only structural components and related conditions mentioned above were examined. The structural capacity of the framing was not reviewed nor analyzed, as no plans were provided for review and such analysis was beyond the scope of this assignment. As a result, the overall analysis and opinions presented herein are limited by these factors.

In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and CJJ&A, the risks have been allocated such that the client agrees that the liability of CJJ&A is limited to the value of the service provided and the client shall indemnify and hold CJJ&A harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of these services. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be billed, as appropriate.

We thank you for the opportunity to be of service. If you have any questions, please let us know.

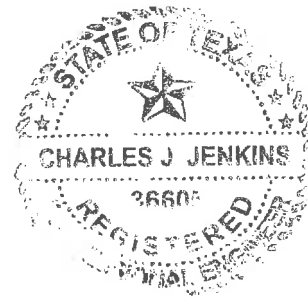
Sincerely,

CHARLES J. JENKINS & ASSOCIATES, INC.



Charles J. Jenkins, P.E.
President

Attachments – Appendix A – Elevation Survey
Appendix B – Selected Photographs



APPENDIX A
ELEVATION SURVEY

APPENDIX B

SELECTED PHOTOGRAPHS

Photo # 1 Left side of building from 14th Street, front faces Winnie St.



Photo # 2 Garage addition at rear of building



Photo # 3 Electrical service entry at garage



Photo # 4 Roof from ground, left side



Photo # 5 Front of building from Winnie Street



Photo # 6 Right front and right side of building from Winnie Street



Photo # 7 Typical of badly corroded still lintel over transom windows



Photo # 8 Typical of steel support columns in garage



Photo # 9 Garage with raised platform

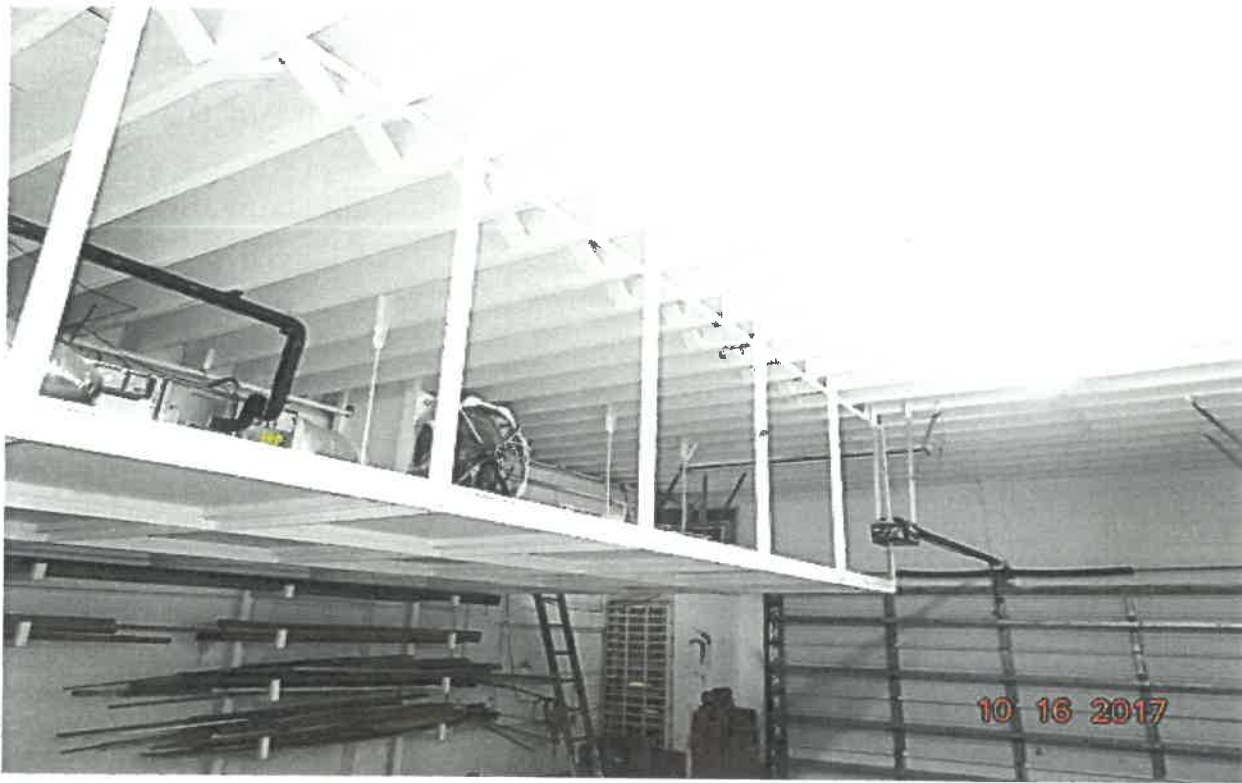


Photo # 10 HVAC unit on raised platform in garage



Photo # 11 Front entry to office space



Photo # 12 Typical of office space



Photo # 13 Downstairs (office) kitchen



Photo # 14 Typical of attic



Photo # 15 Typical of attic and insulation



Photo # 16 Flat roof over garage



Photo # 17 Deck roof of garage

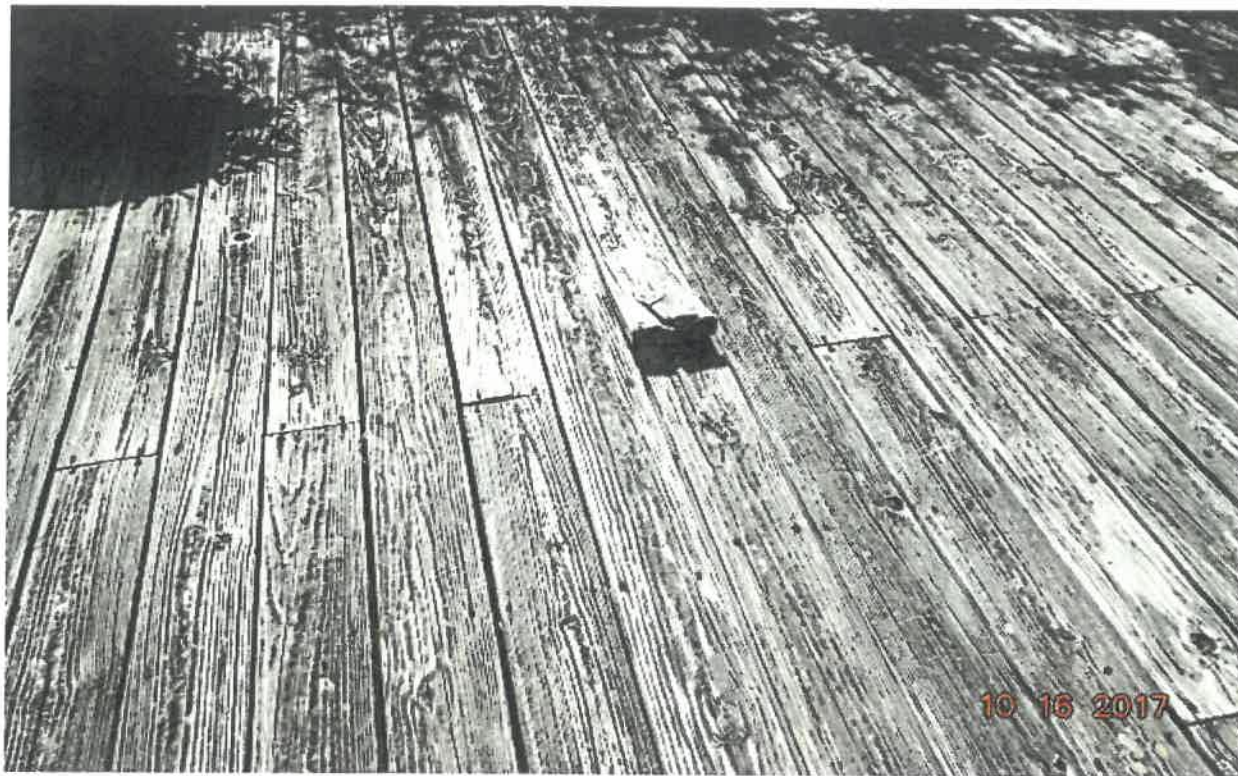


Photo # 18 Second level patio

