



Principals:
Richard B. Naegel P.E.
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August 16, 2017

OTR Adopt
1219 Sycamore Street
Cincinnati, OH 45202

Attn: Brenden Regan
Re: 1007 Dayton St.
Project No. 17806.04

Dear Mr Regan:

Per your request, I made a visit to the existing building at 1007 Dayton Street on August 1, 2017. The purpose of the visit was to visually observe specific areas of distress and deterioration as directed by the client.

The existing building is vacant. It appears to have previously been a mix use of residential with commercial space at part of the 1st floor. The structure consists of wood framed floors and roof supported by interior and exterior multi wythe brick masonry walls.

Observations:

I was directed to look specifically at the structure in the area that is indicated in the attached "Overall Plan." In this area, there was very obvious failure of the exterior and interior masonry walls as well as floors.

Per my observations, the exterior masonry and interior masonry walls in the areas indicated on the attached plans have failed. The 1st and 2nd floor framing is extremely deteriorated/rotted as well as the existing floor sheathing. The 3rd floor/attic framing was not observable at the time of my visit due to finishes and access, but it is likely that this floor is severely deteriorated similar to the 1st and 2nd floor.

At the 2nd and 3rd floor levels, portions of the ceiling plaster were still on the joists, so only portions of these floors were able to be observed.

I was able to observe a small portion of the existing roof framing. Much of the roof framing was covered with plaster. The area that was observed is located directly above the deteriorated floors mentioned previously in this report. In this area, I observed that the existing rafters and portions of the existing roof sheathing were deteriorated.

Based on the deterioration I observed. It obvious that the cause of deterioration is a previous roof leak and previous gutter leaks and backups. The roof and gutter system shall be inspected and repaired to prevent further leaks. However, stabilization work of the walls and roof should be performed prior to these fixes. Demolition of portions of the gutter system and roof system will likely be involved in the stabilization recommended below.

Recommendation:

Per my observations, it is our recommendation that the existing masonry walls be repaired and replaced and deteriorated floor joists, floor sheathing, roof rafters and roof sheathing be replaced completely. My observations were limited to framing and walls that were not covered with finishes or sheathing. In the area that is relevant to this report, I recommend that all finishes are removed and that all framing is inspected by the contractor to determine the full extent framing deterioration and necessary replacement. Attached are floor plans with specific comments regarding the repair that shall be performed. Repairs shall be performed in accordance with those plans and the following notes.

- At wall 1 and as needed. Rebuilding masonry walls shall consist of a solid 4" CMU interior wythe and an exterior brick wythe using existing bricks that are not deteriorated, or bricks with similar appearance and composition to the existing masonry. Provide horizontal galvanized 9 gage ladder reinforcement at 8" on center vertically.

- At wall 2 and as needed. When repairing masonry that requires significant replacement of one wythe. The new rebuilt masonry wythe shall be tied to the existing wythe with Spira-lock, by Hohmann & Barnard, at 16" o.c. vertical and 24" o.c. horizontal.

- New floor joists and rafters shall be No 1 Southern Pine. Bear all new framing directly on existing or re-built masonry walls, providing joists pockets as needed. Replace all 1st and 2nd floor framing in this area. Replace 3rd floor/attic framing that is deteriorated, remove finishes and expect each joist for deterioration.

- Replace floor sheathing and roof sheathing where deteriorated.

- Tie the north wall to the floor joists per section 1, and tie the wall to roof rafters per section 2.

Conclusion:

The observations and recommendations specified in this letter are related only to the specific areas indicated on the "Overall Plan." There may be other portions of the structure that are deteriorated and require stabilization repairs.

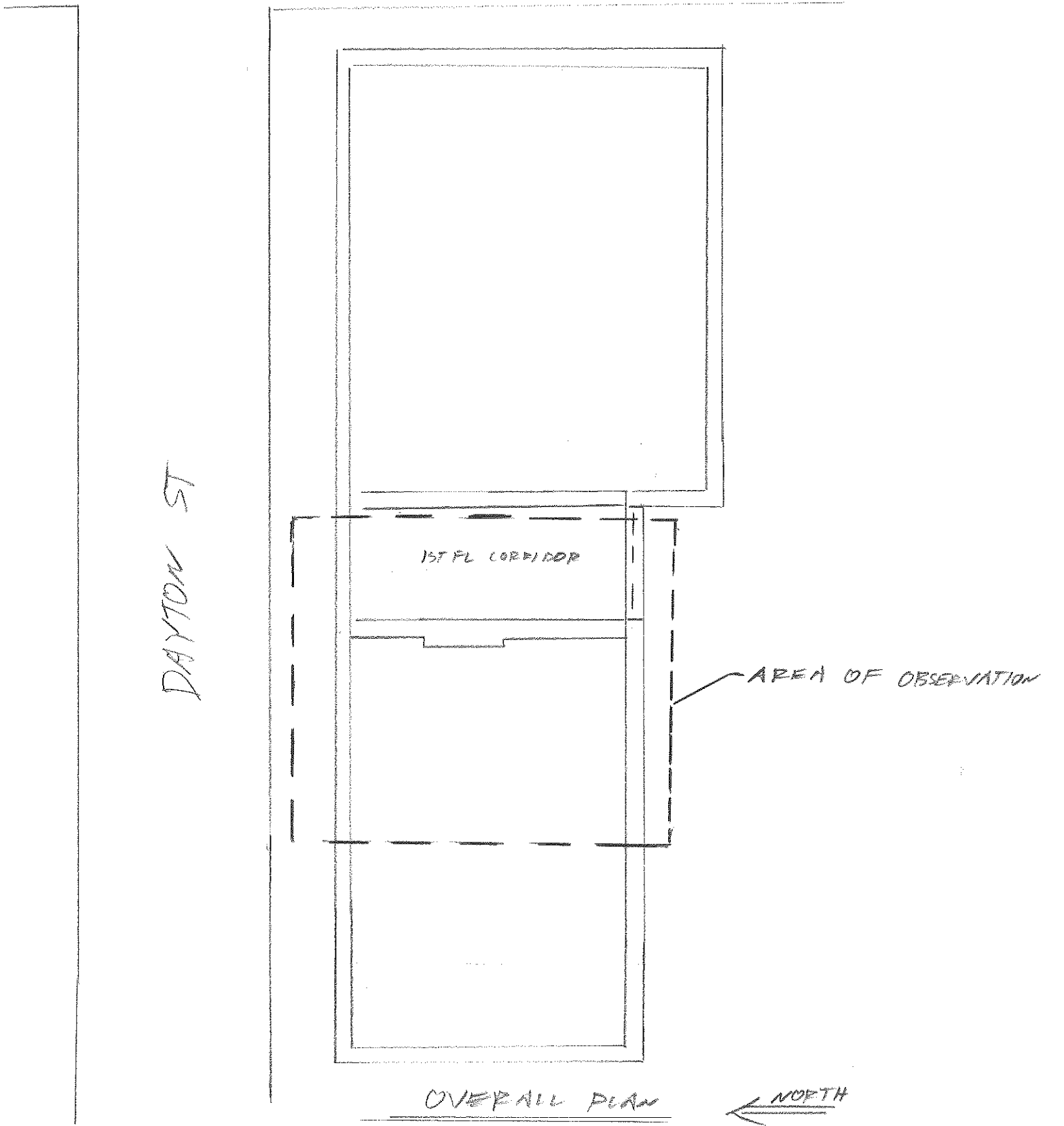
This report is limited to the conditions observed at 1007 Dayton Street in Cincinnati, Ohio. This investigation was performed using visual techniques for the site observations. No finishes or debris was removed for the purposes of this observation. Any conclusion or interpretation taken by others based on this report is not the responsibility of AGE, Inc. The conclusions in this report are based on my experience as a structural engineer in the Greater Cincinnati Area.

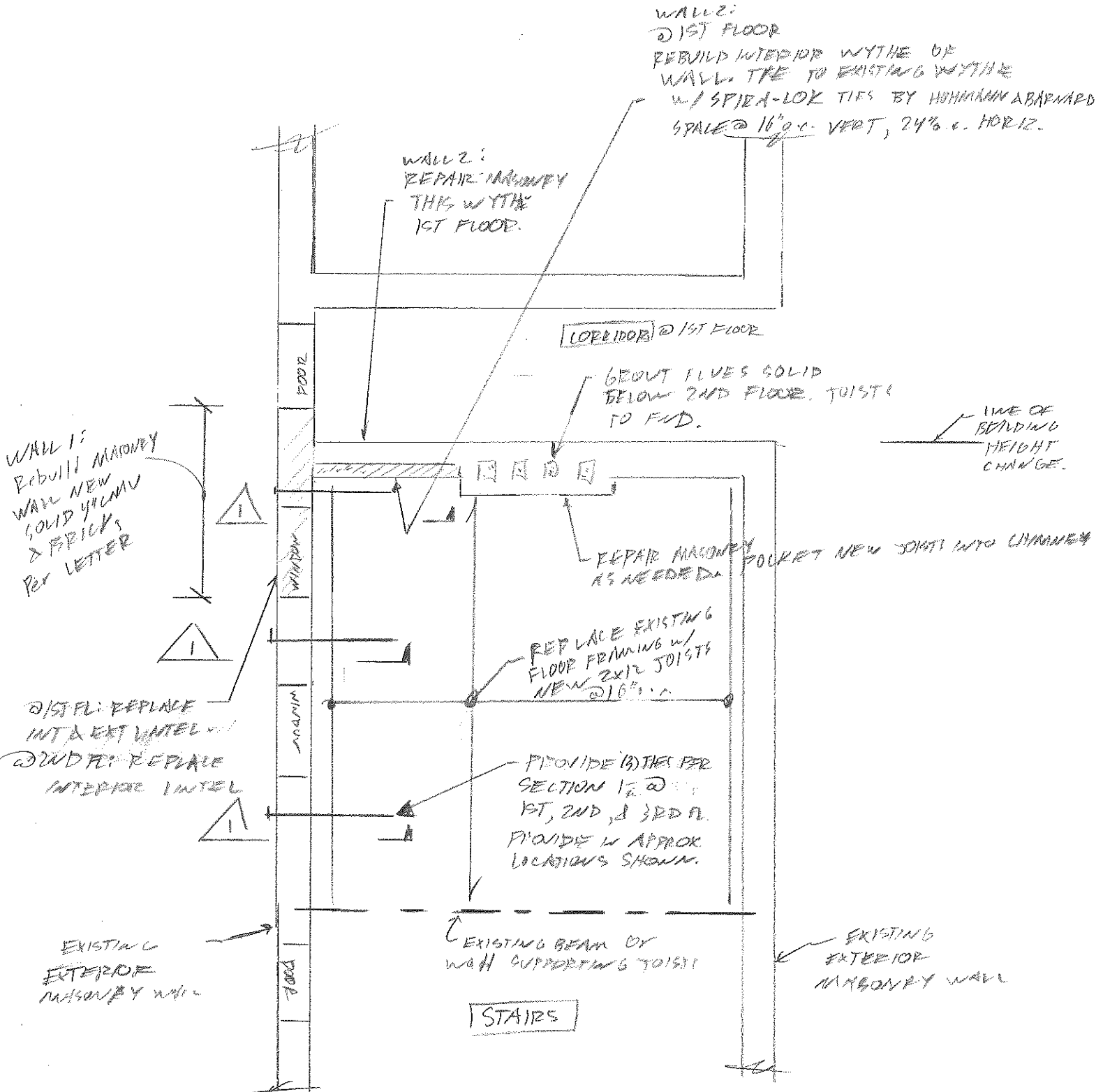
Thank you for contacting our office to help with this matter. If we can be of further service please do not hesitate to call.



Sincerely,

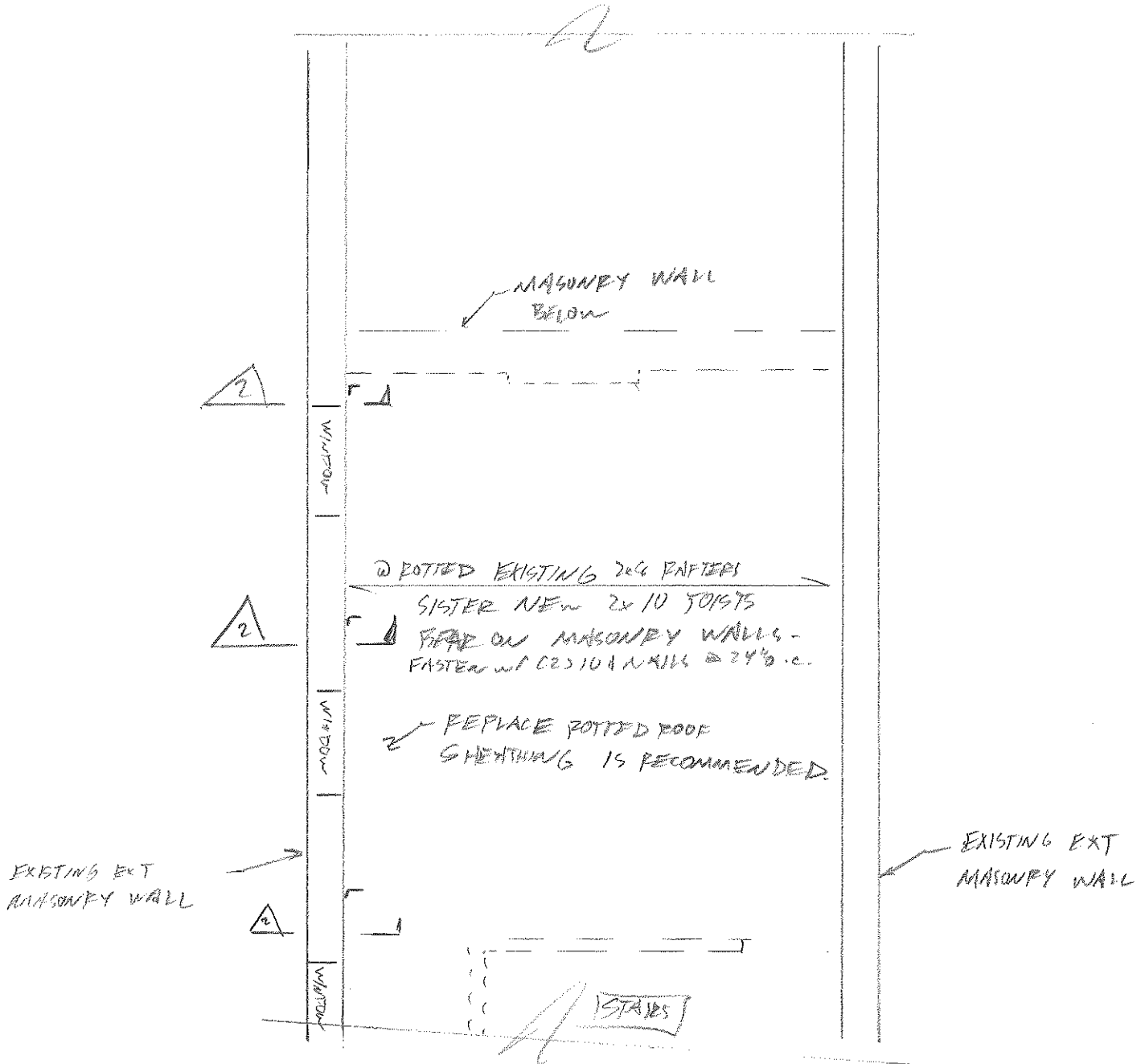
Kyle Jenkins, P.E.
Advantage Group Engineers, Inc.



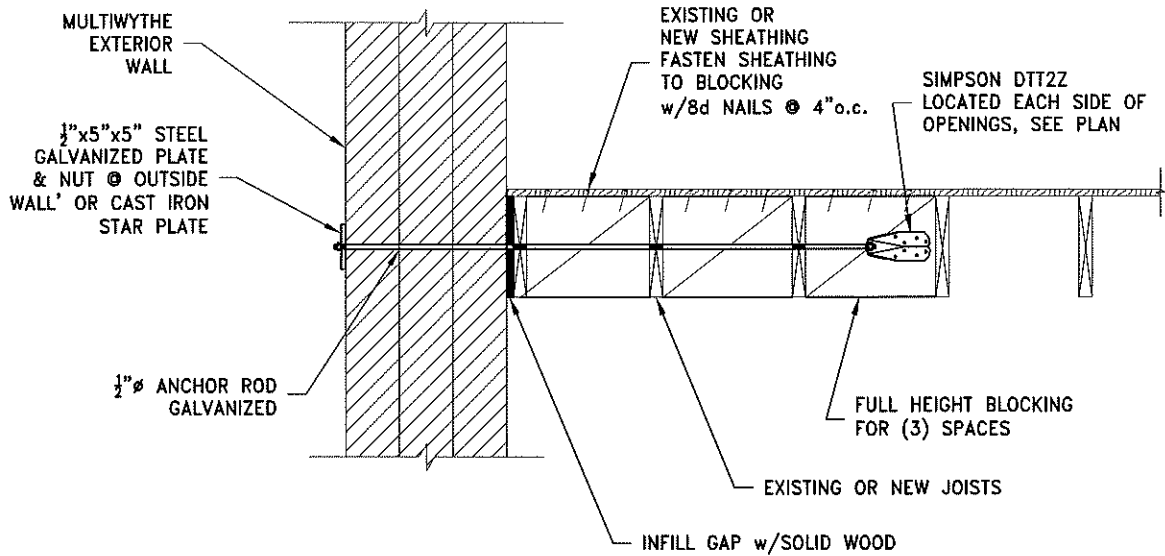


NOTE: 3RD FL / ATTIC FRAMING WAS NOT VISIBLE, BUT IS LIKELY DEGRADATED. REPAIR FRAMING & SHEATHING AS NEEDED

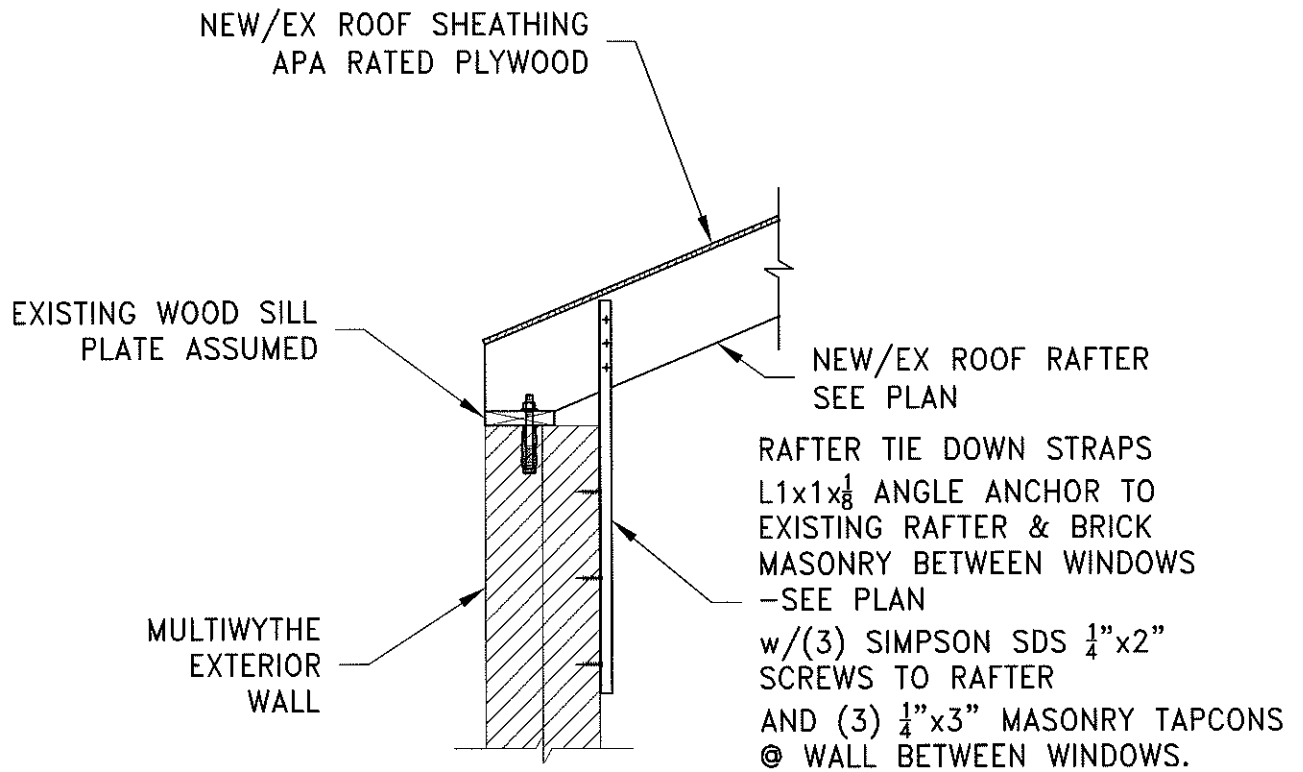
1ST & 2ND FLOOR FRAMING PLANS



ROOF FRAMING



SECTION 1



SECTION

2