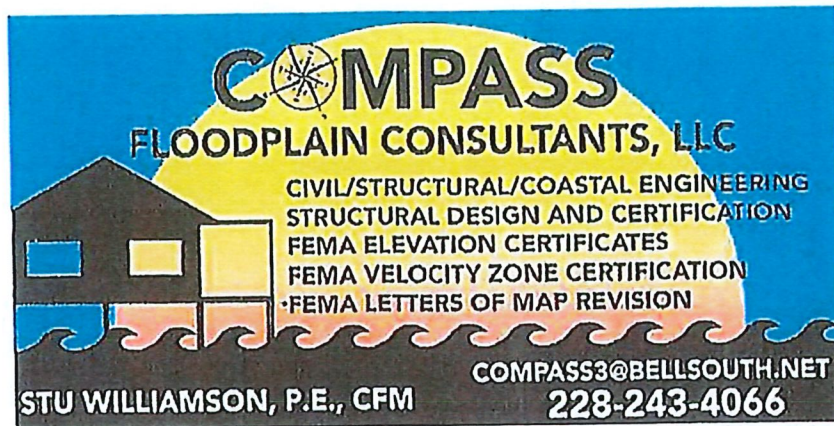


Structural engineer report



Compass Floodplain Consultants, LLC
P.O. Box 3145
Bay St. Louis, Mississippi 39521
compass3@bellsouth.net
September 20, 2023

City of Bay St Louis

Structural inspection and analysis of property at 343 George Street, Bay St Louis

On September 12, 2023, I performed an on-site inspection of this property that is within the Bay St Louis Historic District. This inspection was to determine if the structure could economically and safely be retrofitted within reason to meet current code requirements. In addition, the owner obtained additional photos on the interior on September 20, 2023.

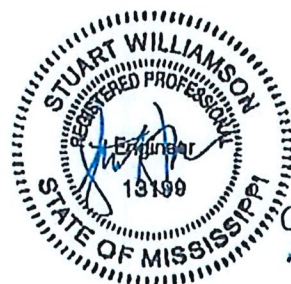
During this inspection and a review of all photos, I noted several issues which included.

- Extreme deterioration in the foundation/flooring with structural support members from both weathering and termites.
- Deterioration of the roof structure which included beams, rafters, bracing and a non-existent load path to the walls and foundation.
- Extensive mold on the interior
- Settlement of the entire structure

It is my opinion that the structure cannot be economically or safely retrofitted to meet code due to the extreme structural deterioration of the roof, wall, flooring, and foundation elements. The property will be best served by the owners' intentions for total demolition, that will allow for a new structure that will be compliant with all ordinances and codes within the Historic District. My opinions and analysis are supported by the following photographs:

Sincerely,

Stuart Williamson, P.E., CFM



9/20/23



Photo 091223 deterioration of foundation elements



Photo 091223 deterioration from weathering and termites of horizontal support beam



Photo 091223 deterioration from weathering and termites of horizontal support beam

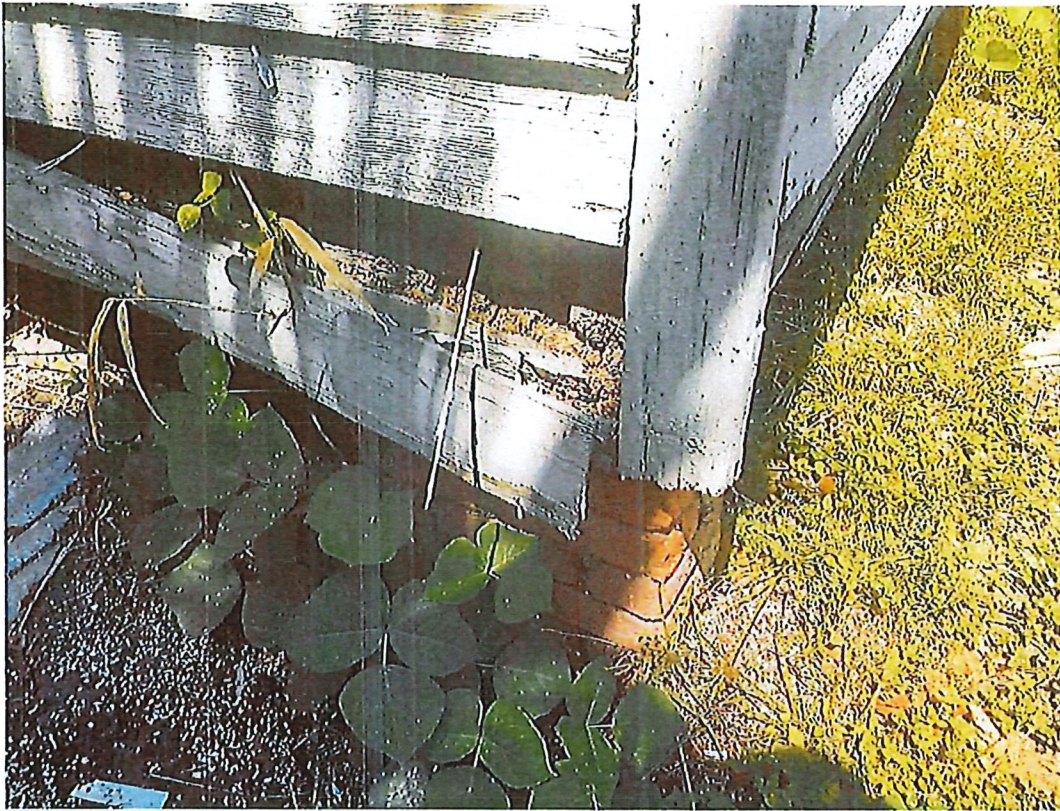


Photo 091223 exterior wall damage from weathering and termites.



Photo 091223 rafter and purlin damage and a non-existent load path from the roof to the exterior walls



Photo 092023 roof deterioration from weathering and termites of rafters, cross bracing and purlins



Photo 092023 roof deterioration of purlins, rafters, and cross bracing. In addition, no indication of a load path connecting rafters and plates to walls.



Photo 092023 interior ceiling damage from weathering and termites cross bracing and purlins can be seen in the background



Photo 092023 interior mold and structural cracks above door indicating settlement.



Photo 092023 a non existent load path from roof to exterior walls and indications of settlement.
Sincerely









