



June 16, 2023

Mr. Michael P. Daniels  
City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

**Re: Report of Limited Structural Assessment  
219 Spring St, Green Cove Springs, FL 32043**

To Whom It May Concern:

A site visit was made to the subject property on May 16, 2023 in order to observe the structure in its existing state and comment on its structural integrity. According to the Clay County Property Appraiser's web site, the original home was reportedly built in 1900 and is being considered for restoration and repair. This report summarizes our observations and findings.

### **Observations**

During the site visit, observations were made from readily accessible portions of the interior and around the exterior of the structure, as well as from within the attic and crawl spaces located above and below the home. The residence is a two-story, wood framed structure that is currently vacant. For the purposes of this report, all directional descriptions are made assuming one is facing the front (i.e. Spring Street) side of the home. Two one-story additions appear to have been added onto the rear side of the main home at unknown later dates. There are elevated wood decks attached to the rear left sides of the additions. The home also includes open, covered porches on the front and right side, as well as an enclosed covered porch on the left side.

The structure is supported by an off-grade foundation system consisting of 2x dimensional lumber supported by masonry piers presumably on spread footings. The exterior walls are clad with wood siding. Conventional sawn lumber joists and rafters comprise the ceiling, floor, and roof framing. The main home has a gable roof (ridge oriented front-to-back) with monoslope shed roofs located over the porches. Representative photographs of the observed conditions are attached at the end of this report.

#### **Main Home:**

Observations of the main home revealed conditions that were generally consistent with its advanced age. Various cracks were observed in the interior plaster along with scattered areas of delaminating paint. The cracks are hairline in width and typically occurred at the corners of

window and door openings. The roof rafters within the attic appeared to be in good condition with no obvious signs of distress; however, the spaced boards used to support metal roof covering were observed to have multiple areas of rot from the exterior. The metal roofing displays signs of rust. The ground floor framing generally felt sturdy when walking around the home. This is consistent with our observations of the crawl space beneath the main home, which revealed conditions to be expected under a home of this age (i.e. evidence of minor termite damage, isolated areas of moisture-related damage, etc.), but no significant structural deficiencies. From the exterior, multiple areas of rotten and/or damaged wood siding were observed around the perimeter of the home.

### Rear Additions

Observations of the rear additions revealed these portions of the home are in severe state of disrepair. Several of the wall studs, as well as the floor beams, display varying degrees of moisture damage, as well as evidence of past wood destroying organism (WDO) related damage. The perimeter floor beams under the exterior walls are severely deteriorated. Large sections of the exterior siding have either rotted away or been removed, revealing that the underlying framing is insufficient or missing around some of the windows. There is a wood deck along the rear and left side of the additions that appeared unsafe to walk on. Limited observations into the deck crawl space revealed overspanned and rotten floor framing.

### Covered Porches

Observations of the enclosed covered porch along the left side of the home revealed multiple structural issues in the floor framing. The floor felt extremely soft and “spongy” with noticeable deflection when walking along the front left portion of the porch. Moisture related staining was also observed to the flooring in this area. Our crawl space observations revealed that the floor system is in a severe state of disrepair. The level of deterioration is to such an extreme that little to no wood material remains in several of the joists. The existing joists also appear to be overspanned, with even the less damaged members displaying a sagging appearance. Multiple previous repairs appear to have been attempted to this area over the years using improperly supported wood posts. Many of the posts have rotted and collapsed.

The open covered porches along the front and right side of the home appeared to be in fair condition consistent with their age. Limited access to the porch beams revealed some moisture-related discoloration, along with scattered areas of termite damage. Without removal of the exterior siding, it is difficult to evaluate the condition of the beams and posts in the covered porch area; however, the possibility that further termite/water damage exists should be anticipated. The ground floor appeared to show slight deflection when walking. While the floor framing under these porches is in a better condition than the left enclosed porch, some of the members appear to be overspanned.

## Conclusions

In my professional opinion, the structure is in fair to poor condition. While much of the framing within the main home may be repairable, the damage to the porches/additions is so extensive that complete reconstruction of those areas will be required. Dependent upon the structure's historic significance, repairs and upgrades may be preferred rather than total demolition. The below repairs can be anticipated:

- The spaced boards supporting the metal roofing, as well as the metal roofing itself, will require replacement.
- Our observations revealed that the existing building is severely lacking in lateral wind resistance. Should it be required to meet current wind load demands in the building code, the installation of wood structural panel sheathing around the building exterior, along with metal tie-downs throughout the home, would be required.
- Much, if not all, of the exterior wood siding will need to be replaced.
- The perimeter floor beams and rotten floor framing observed in the rear additions will require replacement. The observed damaged wall framing in the additions will require replacement. Additional damage outside of what was observed should be expected as more of the existing framing is exposed. Due to the potential for collapse, the deck areas along the rear and left sides of the additions should be cordoned off and demolished.
- The entire ground floor of the left side enclosed porch can be presumed to be deficient and will require complete replacement.
- The overspanned floor members of the open, covered porches will require strengthening at various locations. This strengthening can consist of replacing the existing lumber with larger, stronger members and/or adding supplemental supports (i.e. additional beams, CMU piers, and footings) to shorten the existing member spans.
- While no evidence of an active termite/WDO infestation was identified, the fact that termite /WDO related damage was observed in several locations suggests that it is likely additional damage will be found as more framing is uncovered. This could vastly affect the extent of estimated repairs.

The building's undetermined potential usage could also increase the costs associated with the current structure. During the site visit, a change of use/occupancy was mentioned as a possibility, which can lead to increased loading demand requirements. The current structure is classified per the Florida Building Code as "Residential." Any changes to a different occupancy would not be recommended, as this could potentially require all the floor framing assemblies to be strengthened to support the increased load demand. This would be a very costly undertaking.

Even without a change in use, the extent of repairs will likely trigger provisions in the Florida Building Code which specify that the entire structure be brought up to current standards. This will have significant implications for all building systems (i.e., mechanical, electrical, etc.). If the structure has a historical designation, then the above provisions may vary at the discretion of the local building official.

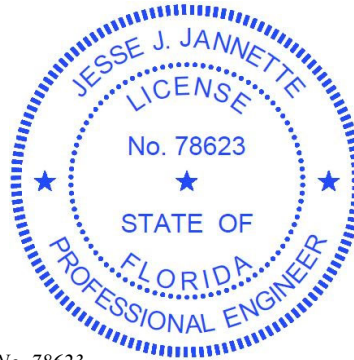
### Limitations

Please note that this assessment was limited to the noted areas only, and should not be viewed as a comprehensive structural evaluation of the entire home. No calculations were performed to verify code compliance. Further hidden considerations may exist and allowance should be made for unforeseen damage. Wood-destroying organism and mold considerations, which represent a serious concern, are outside our area of expertise and are excluded from our scope of services.

If you have any further questions, please feel free to contact my office.

Sincerely,

Digitally signed by Jesse Jannette  
Date: 2023.06.16 10:20:13 -04'00'



Jesse J. Jannette, P.E.  
FL PE No. 78623

*Jesse J. Jannette, State of Florida, Professional Engineer, License No. 78623*

*This item has been electronically signed and sealed by Jesse J. Jannette, P.E. on June 16, 2023 using a Digital Signature.*

*Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*





Photo 1: Front of structure



Photo 2: Left Side Main Home/Enclosed Porch – Note Rust to Metal Roofing





Photo 3: Attic



Photo 4: Deteriorated Boards Supporting Metal Roof



Photo 5: Dilapidated Rear Addition





Photo 6: Rear Addition – Deteriorated Perimeter Beam



Photo 7: Rear Addition – Damaged Studs





Photo 8: Enclosed Porch Floor Framing – Improper Wood Post/Damaged Floor Joist



Photo 9: Enclosed Porch Floor Framing – Previous Repair/Unsupported Beam