

Helfenberger, Joseph

From: Monrad Thue <MThue@gseengineering.com>
Sent: Thursday, March 25, 2021 1:16 PM
To: Helfenberger, Joseph
Cc: David Cräpps; Anant Jain
Subject: RE: Structural Engineer

Hello, Joe.

Yesterday's structural observations went well. Although we did not find any structural plans for the bank building or the older building (129 Hillsboro St.) we were able to see a lot of the structural components in both buildings and can provide an overall assessment for both buildings. Our assessment is based on inspections of observable components only, and should not be construed as an assessment of the original design. Below is a summary of our findings, and these will be provided in a letter that can be completed next week.

129 Hillsboro Street: No interior damage was observed in wall and ceiling finishes which is a good indication that settlement or structural damage inside the walls is not occurring. The high ceiling in the clearstory portion undulated some, but for the age and type of construction that is not considered an issue. We recommend that some of the main wood roof beams/trusses be exposed during renovation and re-roofing, to determine if any unforeseen damage has occurred due to past roof leaks. The few areas of wood roof framing observed from two access holes did show signs of water staining, and near the furnace the damage observed included what appeared to be fire/smoke related damage. We were unable to get close enough to determine if rot damage has occurred or if the fire damage undermined the wood cross sections, but there did not appear to be significant damage from the vantage point we had. Some wood replacement may be required after the framing is observed during re-roofing operations. We would recommend that you budget for some percentage of the framing to be replaced.

The roofing and parapets were in very bad shape, and most likely have contributed to water infiltration that would have stained and possibly damaged some of the roof framing. We recommend the roofing be completely replaced and that the parapet walls be repaired and waterproofed properly. During repairs the wood roof framing should be exposed in several areas to determine if wood framing repairs are needed. We would recommend you get a price from a licensed roofing company with a unit price for replacing damaged roof framing. We would recommend you budget some percentage of wood framing replacement, and what a roofing contractor in your area feels is appropriate for a building of this age and condition.

The exterior brick walls are providing lateral resistance to wind loads, and they appear to be sound and undamaged except for the areas with plants growing in the walls, above the front door where stair stepped damaged was observed. Also, some of the exterior wood fascia appeared to have rot damage. We recommend that all plants be removed and the brick repaired and re-pointed wherever the plants have degraded the mortar joints or caused isolated brick damage. We also recommend that you replace all rotted exterior wood.

173 Hillsboro Street: This building was in very good condition. The structural system used was visible in many locations, and no significant damage was observed. We understand that there have been some roof leaks in the past, and that renovations were performed around 2006. No water damage was observed during our site visit, and we understand that no structural issues were reported during renovations. This building has no observable deficiencies to preclude purchasing.

Monrad