



BUILDING DIVISION
1900 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33460

Declaration of unsafe conditions.

January 5, 2023

The representative of the Building Official inspected the back-garage structure located at 122 N L Street on December 13, 2022. This structure is being declared as unsafe according to the City's unsafe ordinance Section 9-2.2 Abatement of unsafe buildings. The building is being declared as unsafe for the following reasons:

The building as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse. (Sec. 9-2.2(c)(7))

During the inspection of the structure the inspector observed extensive termite damage to the structural members of the building. The bottom plate of the walls is rotten and significant termite damage is evident. The structure was evaluated by a structural engineer. The conclusion of the structural engineer confirms my findings. There are photographs and the engineering evaluation for the garage in the unsafe working folder if you want to see the documentation.

Peter Ringle
Building Official Lake Worth Beach.

THOMAS J. TWOMEY, P.E.

2831 Exchange Ct., Ste. A • West Palm Beach, FL 33409 • (561) 686-5853 • Cell: (561) 706-2838

December 7, 2022

City of Lake Worth Building Department
1900 2nd Avenue North
Lake Worth, Florida 33461

Attn: Peter Ringle, Building Official

Re: Paine Residential Property
122 North 'L' Street
Lake Worth, Florida 33460

Ladies/Gentlemen:

This is to certify the following:

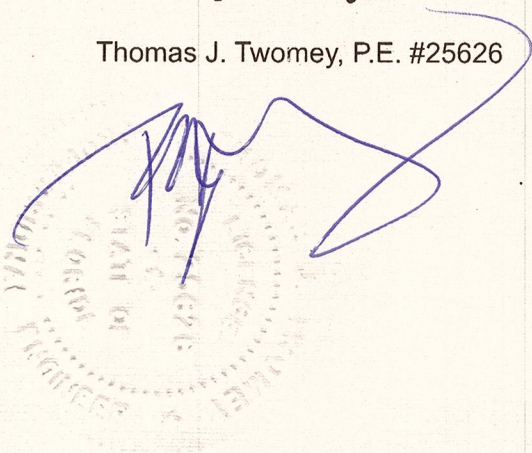
- I inspected the detached garage at the rear of the above referenced property on December 5, 2022.
- This building was found to be in a dilapidated state.
- The wood entry door and wood garage doors are severely water damaged.
- The wood framing (columns, studs and roof rafters) is termite damaged throughout.
- The concrete floor slab is below grade and floods frequently.
- It is my judgment that it is economically unfeasible to repair the structure of the garage.
- It is my recommendation that this building be torn down and removed.

If you have any questions or additional information is needed, please do not hesitate to contact me. Your cooperation is as always greatly appreciated.

Very truly yours,

Thomas J. Twomey

Thomas J. Twomey, P.E. #25626



The image shows a handwritten signature in blue ink that overlaps a circular professional seal. The seal is partially obscured by the signature but contains the text 'PROFESSIONAL ENGINEER' and 'FLORIDA' around the perimeter, with a central emblem. The signature is a stylized, cursive 'TJ Twomey'.