

Shannon D. Tarkington, PE, SE  
6017 Fields St  
OKC, OK 73150

licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

November 6, 2024

The Historic District Commission  
City of Norman

RE: 1320 Oklahoma Ave  
Norman, OK  
73071

To whom it may concern,

Tark Engineering, LLC visually inspected the structure at the above address on at least 2 occasions. This structure is a 2-story wood-framed, multi-family residence with approximately 1,600 SQFT, multiple types of siding, and a composite shingle roof. I was asked to inspect and submit evidence of the structural viability of the structure located at the address above.

The inspection revealed multiple areas of concern for the stability of the residence. The sill plates, essential for supporting the load-bearing walls, were mostly deteriorated by rod and/or termites on 3 walls with several sections had almost fully disintegrated. This absence of support was critical on the north, south, and west walls, resulting in unstable framing. The exterior sheathing was heavily decayed, particularly on the first-floor rear (east) wall and north wall with visible rot and cut sections compromising the structural envelope. Approximately 40% of the first floor and 20% of the second floor showed signs of past fire damage in the center of the structure that was not repaired correctly. Nearly all window framing, except on the east wall of the first floor, was rotten, further diminishing structural integrity. Structural joists had been cut to accommodate plumbing, which reduced their load-bearing capacity. The interior east wall had its sill plate deteriorated, and this wall was hanging from the second-floor joists. The condition of the property without proper repair had led to a significant shift in the second floor, which had moved toward the north. A large crack extends east to west across the slab along with several others branching north and south from various holes. The old roof framing, built with 2x4s at 24 inches on center, showed visible sagging and lack of bracing, indicating insufficient support for the roof load, which had 2 layers of shingles. The subfloor sheathing on the second floor, near the north wall, had decayed so extensively that it left a large hole in the floor.

As a Registered Professional Engineer and Registered Structural Engineer in the State of Oklahoma, it is my professional determination that the residence located at the above address exhibits significant wood rot, water damage, and termite infestation, not easily repaired, which necessitates the demolition of the structure. Additionally, the 2x4 roof rafters do not meet current building code requirements and would require replacing the entire roof structure. Several load-bearing walls lack proper support due to the rotted sill plates and up the studs, jeopardizing the entire structure's stability.

The above conclusions are the professional determinations of the undersigned. Although significant effort to identify all major visually observable defects that may be present was made by Tark

# Tark Engineering, LLC

(405) 684-3109

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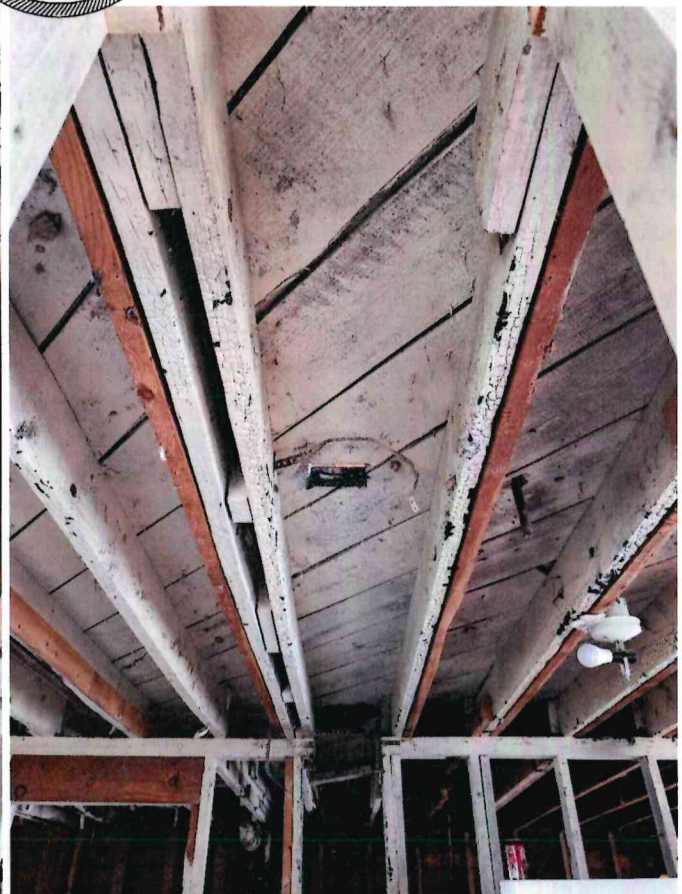
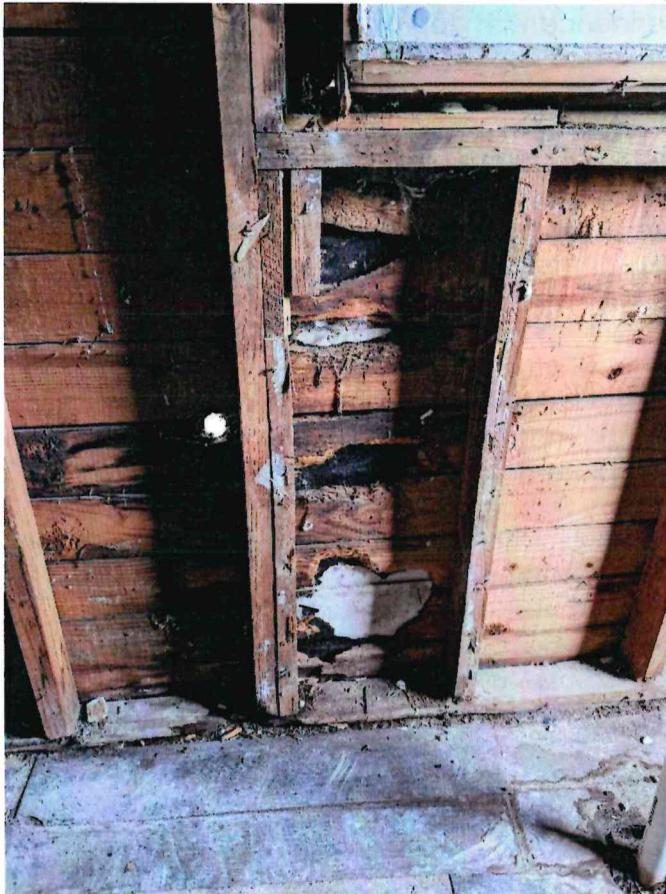
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Engineering, we do not guarantee or warrant the results of our inspection to anything not specifically mentioned above. The undersigned is limited to visual observation only and no destructive testing was done. If you need anything further, please do not hesitate to contact me at (405) 684-3109.

Thank you,

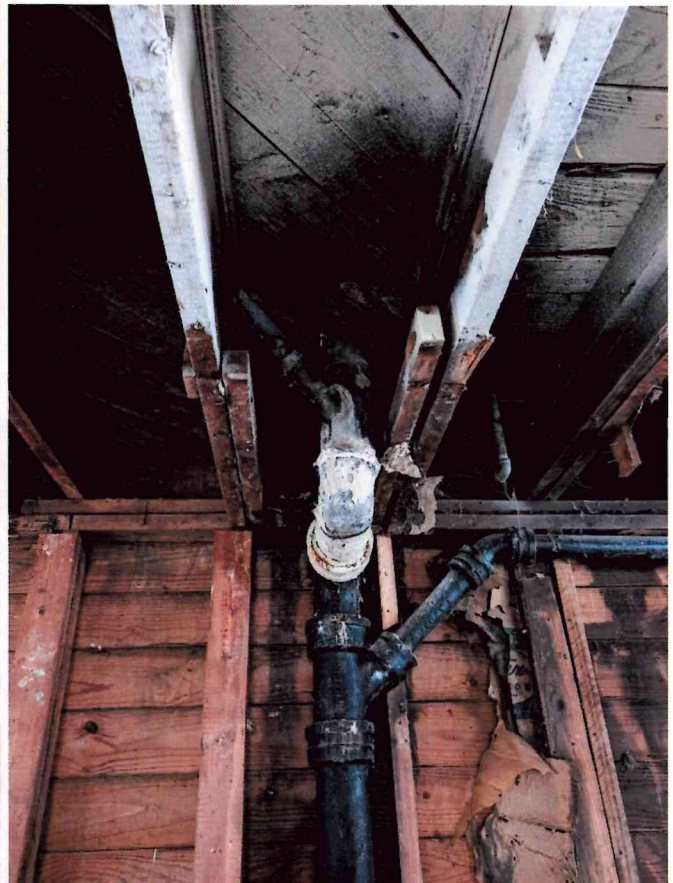
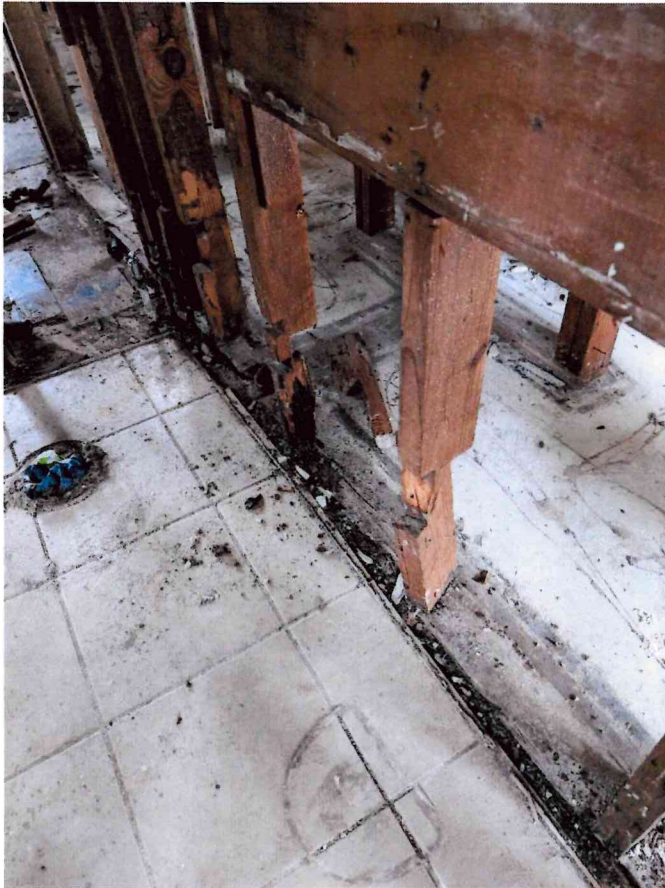
11-7-2024

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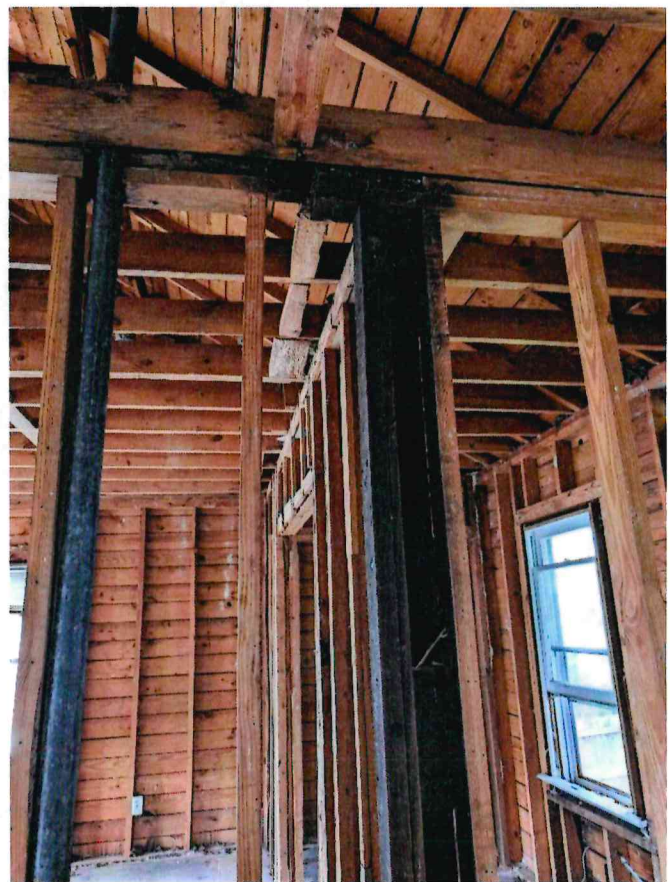


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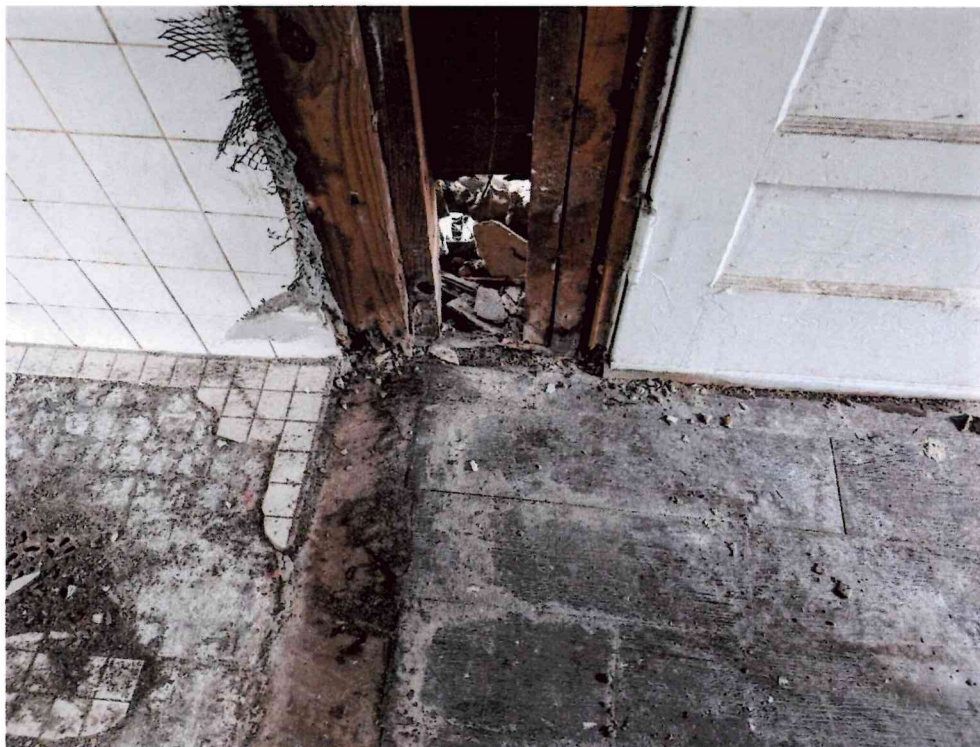
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