DW STRUCTURAL
design | engineering | inspections

September 25, 2026

Infinite Rentals
Property Manager

RE: Residential Structural Investigation - Garage Conditional Assessment
916 Classen Blvd, Norman, OK 73071

The purpose of this letter is to summarize the observed structural condition of the existing detached garage structure located at the residential address 916 Classen Blvd, Norman, OK 73071.

Per your request, on September 23, 2026, a structural investigation was performed as a part of a general structural assessment agreement.

1. Observation - Information: At this time, it is recommended to demolish the existing garage and reconstruct it on a new foundation. The existing foundations and structure are beyond economic repairability, primary reasons are noted below:

    - Overall racking of structure due to failure of shear wall system
    - Ridge line sag due to roof settlement thrust
    - Wall outward lean/curvature due to roof settlement thrust
    - Deterioration/rot of perimeter base of wall and siding materials due to contact with grade and moisture wicking into garage base, compromising anchorage and shear load path resolution ability
    - Severe cracking/slope/settlement of garage base slab, slab is unreinforced and not constructed with a footing extending/bearing below frost depth
    - General aging/weakening of wood framing, decking and other materials not directly affected by items noted above

These issues are common to similarly constructed detached garages in older/historical homes in the area. It has been common to recommend similar measures in many similar instances due to the common issues affecting these properties. Homeowners are cautioned that if these older detached structures have not already been reconstructed, they will likely require it in the near future unless they were originally built with sufficient foundations and with the wall and siding materials high enough from the surrounding grade to prevent wall base moisture intrusion and deterioration.

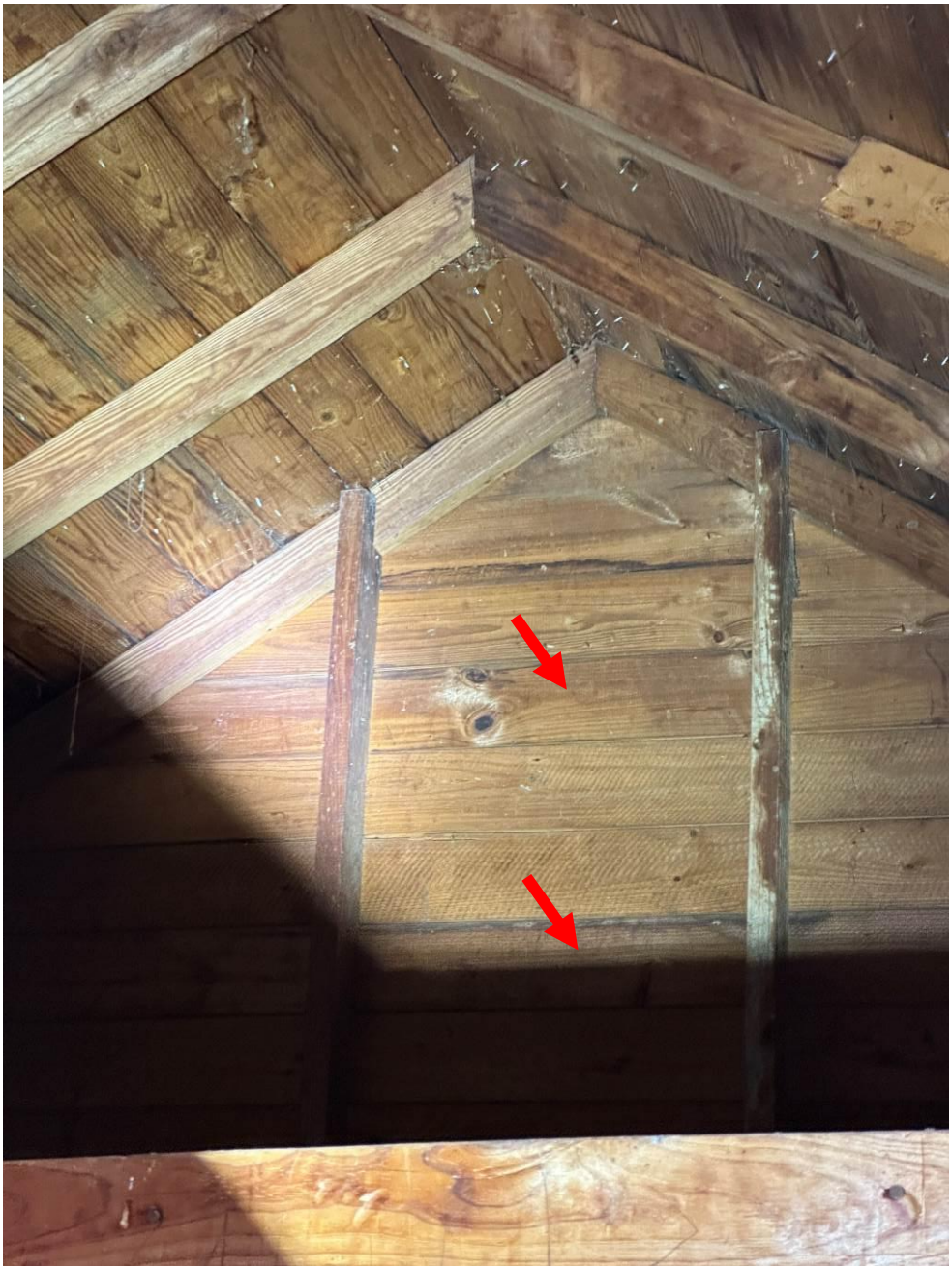
Photos attached on the following pages for reference:



Slab cracking and slope observed throughout interior. Vertical differential movement/stepping across cracking observed. Perimeter wall base damage and active moisture intrusion observed around perimeter.



Typical ridge line sag and eave line upward deformation due to roof settlement and wall thrust movement causing structural deformation, caused primarily by insufficient rafter tie action or insufficient ridge beam design. There is no ridge board or ridge beam present, which is typical for older structures.



The original sheathing configuration of the structure relies primarily on horizontal plank boards nailed to the exterior face of the wall framing. This configuration is typical for older residential construction prior to the invention and rise in popularity of engineered sheathing panels such as plywood or oriented strand board or other types of engineered panelized siding systems used today. Over time, in the horizontal plank sheathing systems, the nailed connections holding the sheathing boards to the framing loosen due to thermal expansion/contraction cycling, wood ageing and drying, and wind and seismic shaking of the structure. These conditions have allowed lateral racking/shifting/leaning and twisting of the overall structure.



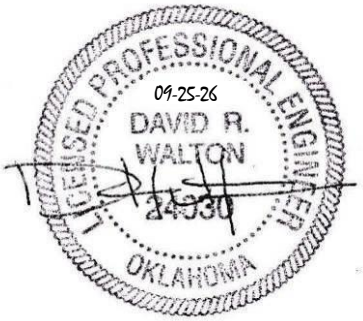
Deterioration of perimeter base siding, sheathing, framing.



Structural racking/leaning, to restore lateral rigidity and remediate water damage to base of structure, siding and trim would have to be removed and replaced entirely allow shear panel installation and wood rot repair. Existing siding is not expected to be reusable due to condition. Note grading in contact with base of structure and water damage to materials.

Thank you for consulting with me. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



DW STRUCTURAL
design | engineering | inspections

DW Structural, LLC
David R. Walton, PE, SE - Owner
Structural Engineer OK24030 / 04-30-27
Blast Engineer - Certified Welding Inspector
CalOES Disaster Response Structural Evaluator
OK Certificate of Authorization - #9048 – Exp. 06-30-28

Report results are based upon visual observations per reasonable access to the observed area at the time the observation was performed. All structural defects may not be noted in the report; only those items observed and sufficient to describe the general structural condition of the building at the time of observation. This observation does not include any investigation caused by termites or wood destroying organisms, nor does this report attempt to determine the scope of damage and necessary repairs as a result of termite infestation or wood destroying organisms. This report should not be construed as a guarantee against future foundation settlements, structural movements or failures, material defects or moisture infiltration.