

SITE VISIT DATE: 19 AUGUST 2019

Existing Conditions Observations:

#### Foundation

The structure sits on its original slab-on-grade foundation which never extended below frost depth. The concrete slab does not even appear to meet the minimum depth that would have been standard practice at the time it was constructed. The foundation has long since failed. Generalized settling has occurred such that the much of the sill plate sits at or below grade. The slab is cracked all the way through in at least 8 locations and substantial heaving is present throughout.

#### Walls

The poor state of the foundation has allowed moisture to migrate up the walls - these were constructed without sheathing or other lateral support elements such as let-in bracing - the horizontal wood siding is applied directly to the studs. Moisture intrusion directly through the siding is evident also. Moisture, rot and fungus activity is evident at the sill plates, lower portions of studs and at the backside of the siding around window and door openings. The siding is failing at much of the lower portions of the walls.

#### Roof

The roof sheathing and a significant number of rafters are rotted and there is fungus activity visible throughout. There are also a number of holes in the roofing and sheathing.

#### Conclusions - 07 OCTOBER 2019

Base upon our observations and our professional experience, we do not think this garage structure is suitable for rehabilitation. The structure is not an exemplary instance of its type, and it exhibits below average craftsmanship. Any attempted rehab of this existing structure would require reconstruction to such a degree that little of the original building would remain intact. The added complexity and cost of such a rehab is an undue burden. In this case we believe that removing the structure completely and reconstructing as a new garage from the foundation up with a substantially similar design is a reasonable alternative approach.





