

## 1657 MINNEHAHA ST. PAUL



### Structural Observations and Report

Performed by:

**LINDAU**  
COMPANIES, INC.  
PROFESSIONAL ENGINEERS  
1074 OLD HWY 35  
HUDSON, WI 54016  
(715) 386-4444 OFFICE

**Prepared By:**

William Lindau, Lindau Companies

**Prepared For:**

Carrie Motarjemi  
Distinguished Properties  
7760 France Avenue – 11<sup>th</sup> Floor  
Bloomington MN, 55435

**Project Location:**

1657 Minnehaha Ave,  
St. Paul, MN

August 15, 2022

Carrie,

Lindau Companies, Inc. has visited the site at 1657 Minnehaha Ave, St. Paul Minnesota, a second time, to provide an opinion on the damage caused by an vehicle impact now that the area has been exposed for our further review.

This report outlines our recommendations for the repairs.

**East Wall:**



Sister new 2x4's alongside each existing member. And place on treated plate with anchor bolts per the building code. Attach at 12"

Re-build top of masonry wall and grout solid.

Replace sheathing, siding and finishes per the building code.

The East wall needs to be re-built by sistering new studs along side or each existing stud. New studs should extend the full height of the existing.

**North Wall:**



Sister new 2x4's alongside each existing member. And place on treated plate with anchor bolts per the building code. Attach at 12"

Re-build top of masonry wall and grout solid.

Replace sheathing, siding and finishes per the building code.

The North wall also needs to be re-built by sistering new studs along side or each existing stud. New studs should extend the full height of the existing studs. To do this the sheathing will need to be removed to the top of the existing stud. If the wall is balloon framed, the stud will need to be notched to fit snugly against the existing ribbon and then properly attached to the existing floor joist. A detail may be needed for the contractor to accurately perform this work.

**Stairs and Landing:**

The stairs and landing were also affected by the vehicle impact. Damage to the stairs and landing was significant and they will need to be replaced.



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Stairs were significantly damaged.



Landing pulled away from the second floor and should be re-placed

**Disclaimer-Standard language:**

This report presents our observations and opinions based on visual observations.

In the event more information becomes available, Lindau Companies, Inc. reserves the right to revise this letter accordingly.

Items not specifically addressed in this letter as well as non-structural items such as ventilation, architecture, waterproofing, finishes, egress, mechanical and plumbing systems, or environmental considerations are beyond the realm of our expertise or not within the scope of our engagement. In the case that we make note of these items it is for the sole purpose of expressing the need for the review of these items by a professional trained in that discipline.

We would like to thank you for the opportunity to perform this investigation. If you have any questions, comments, or need any additional service, please do not hesitate to contact us.

Sincerely,  
Lindau Companies, Inc.



William H. Lindau P.E. 24781

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.