

SCJensen

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612-281-1078

April 15, 2022

Don Steele

Re: 1935 University Ave

St. Paul, MN

Don,

Steven Jensen visited the referenced premises at your request. The reason for the visit was to assess the condition of a garage structure. The building is approximately 40' x 80'. It is constructed with masonry walls and a wood roof. The north, south and east walls are masonry. The west wall is a poorly constructed framed wall and some lack of wall.

Observations:

The masonry walls are in reasonable condition and may be presumed to continue to perform.

The condition of the wood roof structure varies. The building is split north to south by a concrete block demising wall. The roof structure to the south of the demising wall appears to be badly rotted and should be entirely replace, including deck, joists, beam and columns.

The condition of the wood roof structure to the north of the demising wall looks better, although there is some visual evidence of water damage. It would be reasonable to get someone on a lift with a hammer to test every joist. If the woods sounds solid when struck with a hammer it is probably ok. Any that do not will need to be replaced or repaired. I can provide a general repair detail if desired.

The steel column and beams are likely ok.

The west side is either without walls or with poorly constructed walls. If new walls are built here, they will need a frost footing.

The roof structure is quite flat. It is likely that new roofing will need to be a membrane.

Summary

The objective of this assessment was intended to provide a very high level reaction to the condition of the building. I spent less than an hour on site. If the owner decides to repair this building, it will likely require some engineering design.


These observations and recommendations are based on the limited site observation performed. No other warranties are intended. Please contact me with any questions.

Yours truly,

Steven Jensen, PE

MN #18228

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



Date 4-15-22 Registration No. 18228