SCHIMNOWSKI CRITERIUM® ENGINEERS

August 18, 2022

Mark Younghans
Submitted by email: younghans86@ymail.com

Re: Commercial Structural Evaluation
Project Location: 1199 Earl St., St. Paul, MN
Criterium File No.: 22-6546

Dear Mr. Younghans:
At your request, a visual structural evaluation of the above property has been completed. The report that follows has been prepared based on that inspection. This inspection was performed by David Lindstrom, PE.

My work includes the following:

1. Visual observations during a physical walk-through on May 13, 2022.
2. Observe factors influencing the performance of the structure.
3. Provide a written report containing the following:
    a. Scope of services.
    b. Observations, site characteristics, and data deemed pertinent by me.
    c. Discussion of major structural factors influencing the performance of this building.
    d. Conclusions and any recommendations for further investigation and remedial or preventative measures.
4. This inspection is limited to some broken brick along the eastern foundation – and the nearby or related structural elements as determined by the engineer.

SUMMARY

In my professional opinion, the structural condition of this building is considered to be good when compared to others of similar age and construction type. Some optional repairs are given for consideration. General recommendations have been included as well.

STRUCTURAL ISSUES/COMMENTS:

1. There are no structural issues noted with the foundation of this building.
2. Some cracks are noted in the exterior brick on the east side of the building (Photos 6-8). These are not indicative of a structural problem with the building and can be repaired as desired. The deterioration of the brick is not impacting the nearby gas lines on the east side of the building. Consider repair of the brick exterior by tuck-pointing.
3. Some small cracks and minor displacement are noted in the eastern foundation wall (Photos 12-15, 20-21). These are typical for a building of this age and not a structural concern.

GENERAL RECOMMENDATIONS FOR BUILDINGS:

1. Continue to verify that grading adequately directs surface water to flow away from the building.
2. Maintain water control system to be sure that all downspouts are unplugged and flowing properly, and all outlets are directed to flow away from the building.

3. In addition to any specific issues noted, the integrity of the entire building envelope should continue to be maintained to prevent water intrusion into the structure. The building envelope includes such features as roofing, flashing, siding, and trim.

INSPECTION DETAILS

- Our client, to whom this report is addressed, is the owner.
- The client was present during our site visit.
- The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:
    - Most of the foundation system and slab (underground and/or concealed due to finished conditions)
    - Wall and floor framing (concealed)

DESCRIPTION OF STRUCTURE

- This building is a three-level commercial building, including the basement space.
- The building has a basement.
- The structure was constructed in or is approximately 120 years old.
- For purposes of this report, the front of the building is considered to be facing east.

DOCUMENT REVIEW

No documents were provided.

EXTERIOR

The exterior walls of this building consist of masonry and stucco siding. The siding is in overall good condition. Some cracks are seen which should be maintained and sealed. This is an important ongoing maintenance item to prevent water intrusion. See STRUCTURAL ISSUES/COMMENTS above.

GROUNDS

The grading appears adequate to control ground water. The driveways and walkways are adequately sloped to keep water away from the building foundation. The cracks seen are typical and repairs are not needed. The trees/plantings are an adequate distance from the foundation.

Roof downspouts are present.

BUILDING FOUNDATION AND VISIBLE STRUCTURE

The foundation of this building consists of a concrete masonry unit (CMU) foundation system. The foundation is partially visible. There are no structural issues noted with the foundation walls on the east side of the building. Some minor cracks are noted but are not a structural concern. See STRUCTRUAL ISSUES/COMMENTS above.

The visible steel beam supporting the first floor is in good condition.

The first floor is supported by wood joists. The joists are in overall good condition for age and type of construction.

There is no visible evidence, such as structural cracks or displacement, to indicate there are any structural issues with the foundation of this building.

INTERIOR

Much of the first floor interior is obstructed from view by restaurant equipment. There are no structurally significant cracks noted in the accessible areas of the interior of the building.

No floor levelness issues are noted.

DESCRIPTION OF TERMS

Terms used in this report to describe the condition of observable components and systems are listed and defined below. It should be noted that a term applied to an overall system does not preclude that a part or a section of the system or component may be in different condition:

Excellent- Component or system is in “as new” condition, requiring no rehabilitation, and should perform in full accordance with expected performance.

Good- Component or system is sound and performing its function. Although it may show signs of normal wear and tear, some minor rehabilitation work may be required.

Fair- Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted standards, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor- Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

SCOPE OF SERVICES and LIMITATIONS

The purpose of this inspection and report is to evaluate the current condition of the **structural system** of this building and to determine what, if any, significant maintenance, repairs, and/or replacement to this system might be expected within the next few years.

The report is not to be considered a guarantee of condition and no warranty is implied.

Our evaluation of this structure is based on many indirect observations. Examination of the foundation is completed without excavation; therefore, we cannot be certain of the condition below grade. Additionally, we cannot certify that the footings extend below the frost line. We cannot see most of the framing. We look for cracks, bulges, and other evidence of distress or deterioration to help us evaluate the condition. In addition, often, construction details cannot be known, and we then assess that system with typical construction practices for our area in mind. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known.

This scope of this inspection does not include a comprehensive evaluation for code compliance, governmental regulation compliance, fire safety, or hazardous materials in or around this building. It does not include an inspection of heating, cooling, plumbing and electrical systems or repair designs. Inspecting for mold is not included in the scope of a structural inspection. Our services do not include determining the presence of a virus in this building. Evidence of any moisture-related problems in the building is not always visible. We cannot be responsible for any such conditions that might be discovered

later. This report is not a termite inspection, and no responsibility is assumed for any damage caused by wood-destroying organisms.

This report is based on an examination of the structural system and is an opinion about the condition of the structural system of the building. It is based on evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing undertaken, nor furnishings moved. This report is not an exhaustive technical evaluation. Examination of the exterior veneer, exterior siding, interior walls, trim, windows, doors or frames is completed only to see if any signs of differential movement are present and not to render an opinion of the condition of these items. Issues concerning the veneer, siding, trim, windows, doors or frames, or any associated rot, caulking, etc., are not included in the scope of a structural inspection and, if we address any of these items in our report, it is only as a courtesy and should not be considered an opinion of these items or an all-inclusive list of deficiencies.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the purpose of this inspection. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection. If additional documentation or information is made available for review, I reserve the right to amend or add to the opinions and observations presented in this report.

No building is perfect. As you review this report, pay particular attention to our notes that often our observations and recommendations are typical of many structures we inspect.

CLOSING

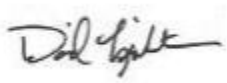
In summary, I consider the structural condition of this building to be good when compared to others of similar age and construction type.

Opinions and recommendations in this report are limited to the scope of work. This report has been prepared in strict confidence with you as our client. Reliance upon our report by other parties is strictly prohibited. If you choose to share our report, you agree to indemnify, defend and hold harmless the Engineer from any third-party action. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

If additional documentation or information is made available for review, I reserve the right to amend or add to the opinions and observations presented in this report.

Please call with any additional questions you may have. Thank you for the opportunity to be of assistance to you.

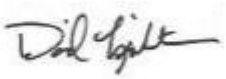
Sincerely,



David Lindstrom, P.E.
MN #51765

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.

David Lindstrom P.E.



Date: August 18, 2022 License #: 51765 (MN)

Location
1199 Earl St.,
St. Paul, Minnesota

Photos Taken by:
David Lindstrom, P.E.

Inspection Date:
August 15, 2022

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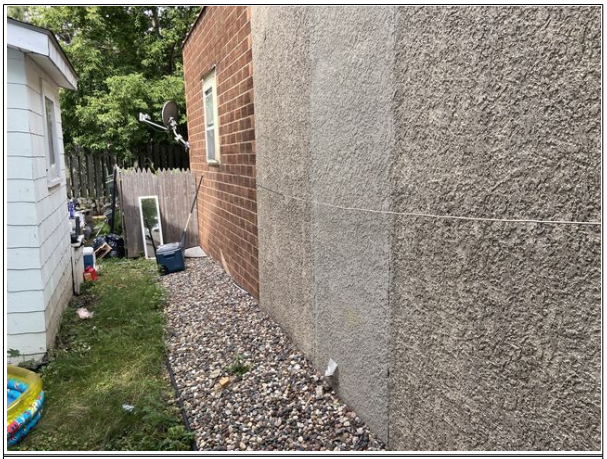
1 East side of building.

2 North side of building.

3 West side of building.

4 No structural issues noted with stucco siding on south side of building.



5 No structural issues noted with exterior of building.

6 Cracks in brick fascia noted near gas line on east side of building.

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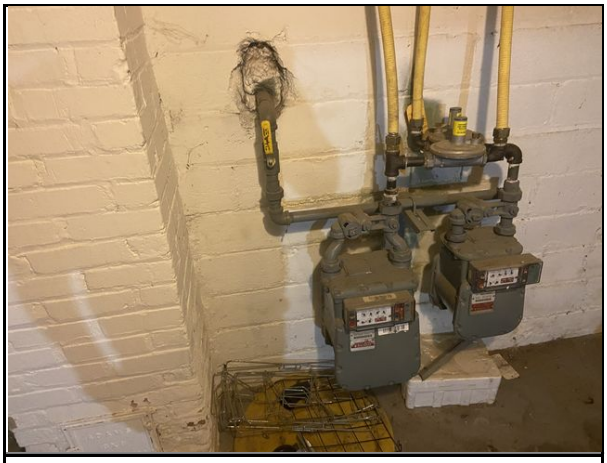
7 Cracks in brick fascia noted near gas line on east side of building. Not a structural concern.

8 Cracks in brick fascia noted near gas line on east side of building. Not a structural concern.

9 No structural issues noted at eastern foundation walls in basement.



10 No structural issues noted at eastern foundation walls in basement.

11 No structural issues noted at eastern foundation walls in basement.

12 Minor cracking at northeast corner of basement not a structural concern.

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13 Minor crack in eastern basement foundation wall noted. Not a structural concern.

14 First floor joists in overall good condition.

15 No structurally significant displacement noted in eastern foundation wall in basement.

16 No structural issues noted in visible portions of eastern wall of building.

17 No structural issues noted in visible portions of eastern wall of building.

18 No structural issues noted in visible portions of eastern wall of building.

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19 No structural issues noted in eastern foundation wall

20 Minor crack in eastern basement foundation wall noted. Not a structural concern.

21 Minor crack in eastern basement foundation wall noted. Not a structural concern.

22 No structural issues noted in eastern foundation wall.

23 No structural issues noted in finished portions of basement.

24 Existing framing in basement in good condition.