January 9, 2023

Andrew Isenhart
708 Hawthorne Ave,
St. Paul, MN

email: andrew@ironheartproperties.com

Re: 708 Hawthorne Ave, St. Paul, MN

Dear Andrew Isenhart;

On Wednesday, December 28th, 2022, an engineer from Complete Building Solutions (CBS) was brought onsite. Our assessment and analysis are summarized below.

A non-intrusive investigation was performed, as many of the structural members were hidden, some assumptions based on traditional construction methods and visible members were taken. CBS utilizes the Minnesota Residential Building Code 2020 "MNRBC2020" in its analysis. Unless specified in this report, follow this building code requirement.

Background Summary:

CBS was brought onsite to inspect the basement foundation wall called out by the City Inspector.

DEFICIENCY LIST

1. Basement - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989.-**Wall is deteriorating, crumbling several cracks and blocks have shifted. Provide a report from a structural engineer regarding the structural integrity of the wall.**

Reply to City Assessment Report:

The damaged section of the wall consists of a parge coating that has reached the end of its life. CBS recommends removal of the parge coating and inspection of the block wall. Based on experience, the mortar joints in the wall may need to be tuck-pointed.

Conclusion:

In my professional opinion:
Remove the parge coating and inspect the mortar beds of the foundation. Remove all loose material with a wire brush and tuck-point mortar beds as needed.

If you have any questions, please feel free to contact Complete Building Solutions at admin@cbsmn.com to schedule additional time.

Yours truly,

Stephen Hammill, P.E.
MN License #48070

Professional Engineer
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.
Signature:
Typed or Printed Name: Stephen Hammill
Date: 1/9/2022 License Number: 48070

Figure 1: Parge Coating at End of Life (Delaminated)