

317 GATEWOOD DR., MOUNTAIN GROVE, VA
BUILDING STRUCTURAL ASSESSMENT

REPORT ISSUE DATE: 02.02.2021
PROJECT NAME: 317 GATEWOOD DR.
S&A PROJECT ID: 21-014
SITE VISIT: 01.29.2021

Dear Elizabeth:

A licensed structural engineer (P.E.) from Schnitzhofer & Associates, LLC (S&A) visited the property at the above listed location on January 29, 2021. The purpose of the site visit was to document the condition of the in-place visible structural elements, in the interest of verifying whether reinforcement(s) are necessary. The scope of services is listed below. Please note that our opinion regarding costs is approximate in nature and are representative of reinforcement costs we have experienced in this area, for similar circumstances. However, all reinforcements costs noted herein are approximate, and must be confirmed by a contractor, after a full reinforcement design and/or analysis has been completed. A full structural analysis and detailed calculation of the existing building, for gravity or lateral, has not been included within the scope of this report.

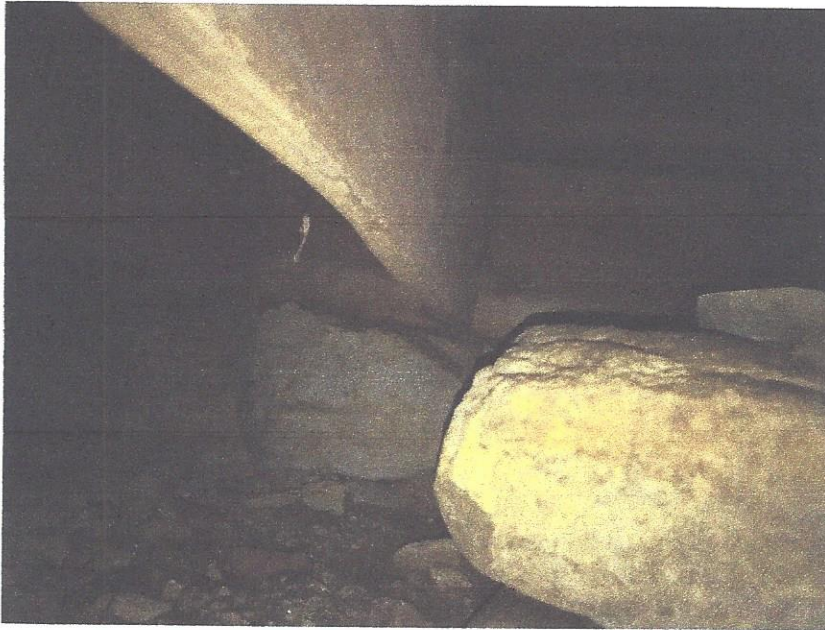
Scope of Services (Per Agreement)

Site Visit, Visual assessment the overall building foundation. Provide Opinion regarding condition of building.

Provide opinion regarding whether we anticipate ongoing structural issue with the building, in its current condition.

Provide opinion regarding whether structural reinforcements are needed.

Stone Masonry Foundation + Visible Wood Floor Framing

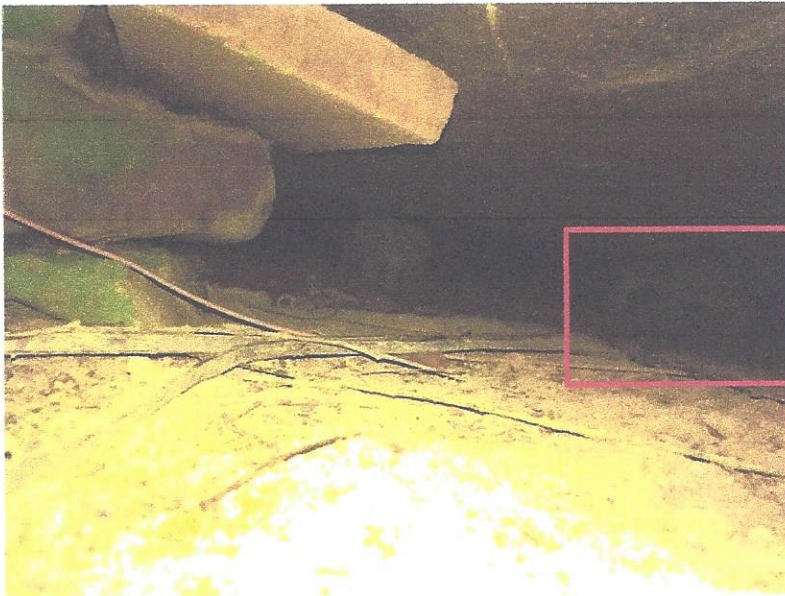


The primary foundation for the Main House consists of stone masonry. Generally, the foundation appears to be in overall good condition and does not appear to be in need of immediate repairs. At various locations, masonry repointing efforts have been completed.

The in place wood floor framing that was visible during the time of the site visit appears to be in generally good condition. At one location, evidence of previous insect infestation damage is present. In light of this, we recommend pest control treatment as soon as possible, as to avoid additional decay.

Rainwater runoff appears to be expelling under the foundation skirt/perimeter wall and likely continues into the crawlspace during rain events. In light of this, we recommend that the rainwater runoff be redirected as needed to eliminate rainwater intrusion into the crawlspace.

Interior Brick/CMU Piers



At one location within the crawlspace, a single CMU pier is present. The pier at this location is likely in need of reinforcement. However, this is a relatively minor repair that your brick/stone mason can rebuild without additional guidance from our firm. However, when you get to this, please feel free to contact me, and I will be happy to provide a specification for this pier reinforcement.

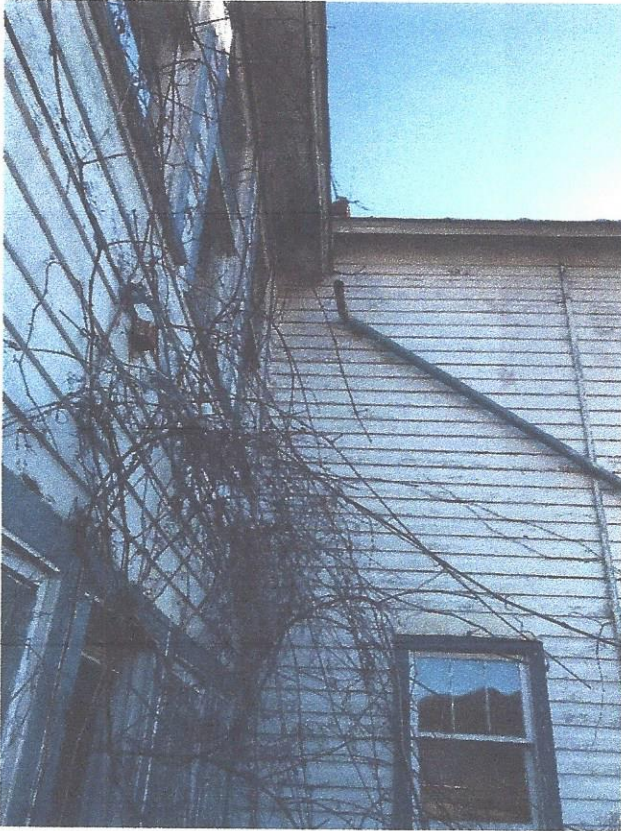
Chimneys

The exterior wythes at the in place chimneys appear to be in overall good condition at this time. We recommend that a qualified chimney sweep and a mason review the condition of the interior of the chimneys, in the interest of confirming the condition of the interior brick wythes.

Wood Siding and Visible Wood Framing

Overall, the home appears to be in very good condition. At various locations, the plaster is experiencing very minor cracking. The cracks present at this time do not appear to be indicative of a severe structural deficiency within the overall system. As you begin to expose the framing, there may be the need for additional reinforcement of the floor and wall elements. However, we do not believe any needed reinforcements will be “major” at this time, and we believe you could commence the restoration without immediate structural reinforcements.

Downspouts



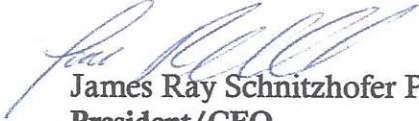
S&A recommends that all of the downspouts present at the perimeter of the home be repaired and attached to non-perforated drainpipes and extend/daylight approximately 15 feet from the foundations.

LIMITATIONS

While Schnitzhofer & Associates, LLC has completed a structural evaluation of the above listed items, we were unable to evaluate, in any way, the existing framing and foundations that were not visible during the time of the site visit, or specifically listed within the scope of this report. Furthermore, S&A has not analyzed and shall not be responsible for the structural stability of the foundations, supporting soil, or the overall structural stability related to lateral ability to resist wind and seismic forces, and these components and their connections shall not be covered under the scope of this report.

Schnitzhofer & Associates, LLC are happy to provide the structural evaluation and recommendations with regards to the framing and foundations located at the above-mentioned location in Mountain Grove, VA. Please feel free to contact us at any time to discuss this structural report.

Sincerely,



James Ray Schnitzhofer P.E.
President/CEO

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