

1208 Virginia Project Report

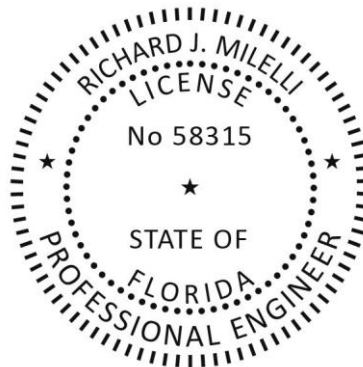
1208 Virginia Street
Key West, Florida 33040

Prepared By:

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Introduction

The purpose of this report is to offer a professional engineering opinion on the integrity and safety of the residential structure at 1208 Virginia Street, Key West. The findings of this report are based on a site visit to the property on March 30, 2023.

Background

According to the Monroe County Property Appraiser's office, the single story wood structure was built in 1928. The property is owned by Jonathan Ring. The finished square footage of the structure is approximately 1329 square feet.

Findings

The contractor, Gulf Southern Construction Company, had removed the wall, ceiling and floor coverings prior to my site visit. The wall studs, floor joists, beams, and rafters were exposed. In addition, I walked around the perimeter of the structure to observe the siding, foundation, and fenestrations.

Overall, the structure is in poor condition. There is evidence of significant termite damage, water damage and rot in the framing. The wood rim beam is in poor condition with evidence of significant rot and termite damage and no longer adequately supporting the load-bearing wall studs and roof. The majority of window openings are damaged. The siding is in poor condition with numerous locations showing rot and decay. The structure has not been maintained and neglected for many years.

The foundation is in very poor condition. The structure is located on a crumbling limestone columns and concrete blocks. There are no indications of tie downs between the foundation and structure.

Recommendation

In my opinion as a Professional Engineer in the State of Florida, the structure and foundation are currently dangerous and a safety hazard and should be demolished.

Photographs



Photograph 1: View of the interior of the structure. The beam is not supported and the wall studs are damaged as well as the window.



Photograph 2: View of eroded column with no tie downs and termite damaged beam.



Photograph 3: View of the termite damaged rim beam, joists and studs.





Photograph 4: Photograph of the interior joists, rim beam and window framing.



Photograph 5: Photograph of the undersized rafters and damaged wall framing.



Photograph 6: Another photograph showing the foundation and damaged framing.



Photograph 7: Photograph of the damaged rim beam, eroded column and damaged studs and siding.

