



SERVICE. THE BARTLETT & WEST WAY.

March 4, 2011

Paul Werner Architects
123 West 8th, Suite B2
Lawrence, Kansas 66044

Attn: Paul Werner

Re: 711 Connecticut, Structural Evaluation

Paul,

As requested, Bartlett & West has performed a visual observation of the structure at 711 Connecticut in Lawrence, Kansas. The purpose of our observation is to determine the overall structural condition of the building and whether it can be restored.

You and I met at the building on the afternoon of February 28, 2011. The structure is a two-story, wood-framed house with a basement and a single-story addition on the back (west) of the original house. The house is abandoned and electricity has been turned-off. Water pipes have frozen, broken and leaked water into the structure for several weeks, although the water had been turned-off before our observation. We entered through the west addition. Floors in the addition and main house are badly deflected. Floors are covered with tile so floor structure and decking were not observed. Ceilings and walls are covered with plaster. Plastic has been stapled to the ceiling joists to contain the pieces of plaster and keep them from falling on the floor. Fallen plaster in some areas has overcome the plastic and staples. Water damage throughout the house is severe. Many area of the house were not observed because of the large amount of trash and debris.

It is our understanding that the house has already been condemned by the City of Lawrence. We would recommend that condemnation remain. It is our opinion that the structure is severely damaged by age, lack of maintenance, possible neglect, homeless residents and certainly water. Floor joists appear to be badly damaged and deflected. Partial collapse of the first and/or second floor structure is possible, although we cannot accurately estimate a time when this could happen. This situation will only become worse over time as the temperatures rise and decay of the wood accelerates. Wall framing is still concealed between interior plaster and exterior clap-board siding. It is likely that wall framing is also severely damaged by water. We were unable to observe the foundation, but damage from are, water and freeze/thaw cycles is probable.

We were asked to determine if repair of the structure is possible. It is possible, but will likely be very expensive and will probably require total replacement of most wall and floor framing. If this course of action is undertaken, we recommend that all trash and debris be removed from the structure. The west addition should be completely demolished and removed. Floor covering shall be completely removed from both floors. Wall and ceiling plaster shall be removed from both floors. An additional structural evaluation will need to be performed once this partial demolition is complete. All damaged structural members (walls, ceilings, floors and roof) identified in the evaluation shall be removed and replaced in-kind. Damage to the foundation will also need to be addressed at that time. Repair and/or replacement of portions of the foundation system are possible. It is our opinion that most of the wood framing will require replacement. This will be very expensive and time consuming.

1200 SW EXECUTIVE DRIVE ■ TOPEKA KS 66615-3850

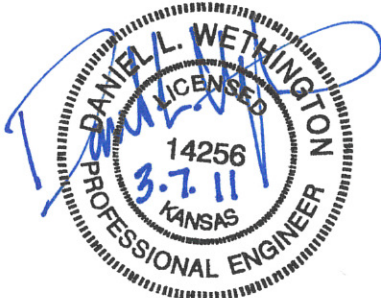
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The opinions stated in this report are based upon visual observation only. No calculations were done and no load testing, material testing or physical testing was performed to determine the actual load-carrying capacity of the structure or its conformance to building codes past or present. Replacement of structural members in-kind does not guarantee conformance to the building code.

Please feel free to ask any questions that you might have about our evaluation.

Sincerely,
Bartlett & West



Daniel L. Wethington, P.E.
AE Division