

WINTON GROUP ARCHITECTURE
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EAST BRUNSWICK, NJ 08816 732-652-
2675

AUGUST 12, 2020

MSA Architects
34 Sycamore Avenue, Unit 1E
Little Silver, NJ 07739

RE: Irvington Manor LLC
217 McCabe Avenue
Bradley Beach, NJ 07720
Block: 37, Lot: 2

STRUCTURAL SAFETY CONDITION FIELD REPORT

The purpose of this report is to determine degree of fire damage and structural stability of the entire building framing system and to determine possibility for continuation of use.

DATE 8/12/2020

TIME 9:00 AM

WORK IN PROGRESS: N/A

PRESENT AT SITE: vacant

To Whom It May Concern:

OBSERVATIONS:

WGA has field surveyed the above-mentioned property to verify the condition of the existing structural framing and foundation.

The balloon framed two and a half story house was built in 1906 with numerous interior renovations and repairs, mostly non-structural, performed over the years.

The house has a full Basement, a Crawl space, a First, Second and Attic floors with wrap around roofed terrace at First floor front entrance.

In 2015 the building roof caught fire and lower floors were damaged mostly by fire fighters' activities.

Since than house interior was stripped of ceiling, floor and wall finishes, building systems disconnected and capped, fixtures removed.

A. FAÇADE:

Building façade finished in mixture of cedar shingles, siding and roof shingles has been deteriorated during years of unkempt but still mostly weather tight. The front roofed terrace wood plank ceiling in need of repairs and terrace concrete tile floor cracked and cave in due to uneven settlement of the foundation. The Bilco cellar access door is missing and entrance covered with plywood. The structure still safe but in need of repair. See photos ##1, 2, 3,5,6,7 and 8.

B. ROOF:

The roof is non-uniformly framed with 2"x 6" and 2"x 4" roof rafters spaced at 16" on center and mixture of plywood and wood plank sheathing. Roof sustained fire damage in an area around chimney with about 22% of roof rafters damaged beyond repair along with roof sheathing and other 78% still be in use. See photos ##9, 10, 11 and 12.

C. ATTIC FLOOR:

Attic floor mostly still intact except for the holes made by the firefighters to drain water down to cellar. Stairs leading down to the Second floor still on original state and safe. See photos ##13, 16, 17, 20 and 21.

D. SECOND FLOOR:

Second floor balloon frame still retain structural stability, safe and sound. Interior partition still in place, untouched by fire, as well as 2"x 8" ceiling joists and most of the floor sheathing. Majority of the windows and frames still untouched by fire. Front and rear Stairs leading down to the First floor still on original state and safe. See photos ##14, 16, 17, 18, 19, 20 and 21.

E. FIRST FLOOR:

First floor balloon frame still retains structural stability, safe and sound. Interior partition still in place, untouched by fire, as well as 2"x10" ceiling joists and most of the floor sheathing, with an exception to fire damage to the kitchen roof and walls at the rear of the building. An estimated area of fire damage about 5% of the First floor. Some wall studs in vicinity of the kitchen charred by smoke but still retain physical properties. Majority of the windows and frames still untouched by fire. Stairs leading down to the Cellar still on original state and safe. See photos ##22, 23, 24 and 25.

F. CELLAR:

Cellar sustained only water damage during fighting the fire and at time of inspection was free of pounded water.

The foundation walls are a mix of, brick and some CMU typical construction.

The presence or size of footings could not be determined. No visible signs of failure were observed (disintegration, loose and missing portions of the brick and associated mortar.) due to piles of rubbish baring from detailed survey.

Cement parging (partial) was observed at the exterior of all foundation walls.

CONCLUSIONS:

An existing two and half story building still retain majority of original 1906 framing typical at the time of construction.

Wall balloon frame still in fair shape untouched by recent fire and foundation does not have signs of uneven settlement.

Floor joists conditions consisted with 100 years of house - sustained some water damage and deterioration in areas of bathrooms, otherwise still in good shape.

The First, Second and Attic floor framing is sufficient for the live and dead loads as long as interior bearing wall are not removed and spans increased due to floor layout changes in future.

The damage done by the fire is limited to relatively small areas of the building- about 22% of the roof rafters and kitchen on the first floor.

It is our professional opinion that at the present building frame still stable and safe and can be continuously used with appropriate repairs and maintenance

If you have any questions or concerns regarding the above please do not hesitate to contact me directly on my cell phone at 732-771-5766.

Vladimir Kaushansky R.A.

OBSERVATION PHOTOS



1. Exterior view –Front elevation



3. Exterior view –Rear elevation



3. Exterior view –Façade siding and Fire damage



4. Exterior view –Façade siding and Fire damage



5. Exterior view –Ceiling at roofed terrace



6. Exterior view –Floor at roofed terrace



7. Exterior view –Floor at roofed terrace



8. Exterior view –Missing Bilco door



9. Attic floor –Fire damage to roof rafters, partitions still intact



10. Attic floor –Fire damage to roof rafters, partitions still intact



11 and 12. Attic floor –Roof rafters still intact. Roof sheathing charred.



13. Attic floor –Stairs down to Second floor still intact.



14. Second floor –Stairs down to First floor still intact.



15. Second floor –Rear stairs down to First floor still intact.



16. Second floor –Interior and exterior framing still intact.



17. Second floor –Ceiling joists, Interior and exterior framing still intact.



18. Second floor –floor damaged for fighting fire



19. Second floor – Exterior framing and floor still intact.



20. Second floor – Ceiling framing still intact.



21. Second floor –Ceiling framing still intact.



22. First floor –Stairs from the Second floor and ceiling framing still intact.



23. First floor –Portions, walls and ceiling framing still intact.



24. First floor –Portions, walls and ceiling framing still intact.

Hole in ceiling by firefighting activities



25. First floor –Portions, walls and ceiling framing still intact.



26. First floor –Some rooms sustain no damage at all.



27. Cellar -Crawl space. Floor framing still intact.



28. Cellar -Crawl space. Floor framing still intact.



29. Cellar –Foundation walls and Floor framing still intact.



30. Cellar –Foundation walls and Floor framing still intact.



31. Cellar –Foundation walls and Floor framing still intact.

