

Stalheim Engineers, INC

Attn: Jodie Anderson

February 13, 2020


Re: Evaluation of existing detached garage
Job #19-035
620 Second Avenue
Castle Rock, CO

This engineer visited the site on February 13, 2020, to observe and assess the condition of the existing detached garage at the above-referenced property.

Observations:

1. The wood-framed single-story structure was built using conventional box framing. The 2x4 stud walls bear on an untreated 2x4 sill plate. Based on a limited observation (northeast corner), the sill plate is in a deteriorated and rotting condition.
2. The 2x4 walls appear to have been modified and remodeled many times in the past, most recently in 1990 (based on a date stamped on the back side of the sheetrock).
3. The garage structure is supported on a poured concrete slab foundation that is exposed to the elements and lacks adequate frost cover.
4. In my opinion, the garage would be very difficult to move to a new site. Because the structure bears on a concrete slab and lacks floor joists, the wood frame is not continuous and therefore would likely deform and perhaps collapse during relocation to another site.

Sincerely,



Dave Stalheim, P.E.