Engineering
Planning

1046 East Chestnut Street
Louisville, Kentucky 40204
Ph. 502-585-2222
Fx. 502-581-0406
www.qk4.com

August 24, 2016

Deborah Bilitski
Director of Develop Louisville
LOUISVILLE FORWARD
444 S. 5th Street, Suite 300
Louisville, KY 40202

RE: Building Inspection

MS. Bilitski

Qk4 was contracted to make a visual inspection of the existing structure at 4422 West Broadway in Louisville KY. Roger Wade and Bassam Masri of Qk4 visited the site on the morning of August 23, 2016.

The structure is a two story building with a full basement and a partial attic space. We were told the original structure was built circa 1900, however evidence indicates at least one portion of the structure was constructed after the original construction. The walls are wood frame and wood siding.

Prior to arrival we were told the city had identified a portion of the building for imminent demolition for public safety concerns. Upon first observation we observed a portion of the southwest corner of the building was in danger of immediate collapse and therefore we quickly concurred that this portion of the building should be demolished.

We entered the building and found significant interior structural damage. Much of this damage was a direct result of water infiltration. We found several openings in the roof, openings in the sidewall and broken windows. As a result there were several portions of the wood flooring that had deteriorated to the point that it would no longer support a single individual. Exposed wood floor joists were observed to have significant damage over the years.

We found several roof beams were broken and or rotted to the point they would no longer safely support snow loads or other necessary live loads.

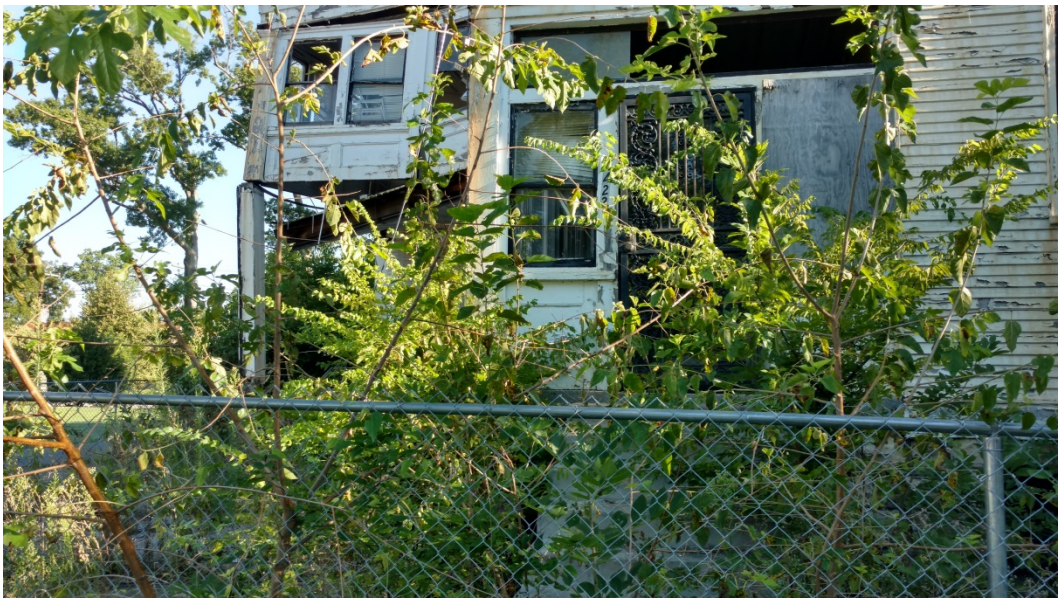
It is our opinion that the demolition solely of the southwest portion of the building would leave a hazardous structure remaining unless substantial shoring is constructed. The cost of the shoring and remedial work would exceed the value of the building and make the renovation economically unfeasible. Therefore we recommend that the building be demolished in its entirety for safety concerns.

Sincerely,

Roger J. Wade

Roger Wade PE

Southwest Corner



South Elevation

Roof Framing

Roof Framing

Northeast Corner

Floor Joist

Attic

Attic