



July 17, 2013

Ms. Connie Cook
536 Holly Avenue
St. Paul, MN 55102

Re: Residence Garage Evaluation
BKBM Project No. 13377.00

Dear Ms. Cook:

As requested, on July 15, I visited your residence to observe and evaluate the garage structure. The garage is approximately 12' x 24' in plan and 11' high to the eave with a gable roof and a shorter, sloped "lean-to" shed roof against the south wall. Framing consists of 2x4 stud walls, 2x4 rafters and rafter ties with 1x horizontal boards for the roof decking and wall sheathing. The walls bear on 4-2x4 wood plates that appear to have been originally set on a concrete wall or slab edge. Many sections of the roof and wall framing could not be observed due to the presence of stored items.

We understand the garage was constructed in the 1930's and was struck by a tree limb last year resulting in extensive structural damage. The observed impact damage consists of:

1. Partial collapse of the southeast corner framing at the overhang.
2. Damage to the roof boards and shingles on the west side.
3. Severe/complete cracking of four rafters on the west side.
4. Slight shifting of the wood walls at the foundations.
5. Horizontal shift at the top of the south wall resulting in approximately 9" lean toward the west.

In our opinion, the load capacity and stability of the framing has been compromised by the impact. Options to consider include demolition and reconstruction of the garage or performing significant structural repairs to address the items described above. If the repair option is chosen, and after the walls have been plumbed, we recommend enhancing the original construction with the addition of diagonal bracing on the interior surfaces of the east, west, and south walls and plywood sheathing on the north walls on either side of the garage door as discussed with you on site.

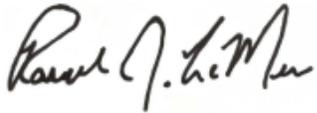
Please note that our evaluation was specifically limited to the structural items noted and this report does not express or imply any warranty of the structure. No physical testing was performed and no calculations were prepared to determine the adequacy of the structure or compliance with current code requirements. Services were performed in a manner consistent with that degree of skill and care ordinarily exercised by members of the same profession currently practicing under similar circumstances.

We appreciate the opportunity to assist you. Please contact me if you have any questions.

I hereby certify that this letter was prepared by me and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Sincerely,

BKBM ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Ronald J. LaMere". The signature is written in a cursive style with a large initial 'R'.

Ronald J. LaMere, P.E.
President
MN License No. 19180

Direct Line: (763) 843-0438