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Structural Engineers

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May 10, 2000

Mr. Gerald P. Preseren
Executive Director
Old Brooklyn Community Development Corp.
4169 Pearl Road
Cleveland, Ohio 44109

Subject: Structural Inspection 5/9/2000 - 3119 Denison Avenue - Residence

Dear Mr. Preseren:

We have inspected the subject residence and were able to gain access to all areas except the attic. Our findings are as follows:

Basement

The partial basement structure is a combination of the original stone wall structure and more recent concrete block. There are some areas, near the furnace where no walls exist and the soil is exposed and some material has rolled down the slope and has cluttered the floor. Steel beams have been placed at some time and effectively support the first floor.

The only area of serious distress is the "new" concrete block wall alongside the inside stair and the stair structure itself. The distress is as follows:

- * Approximately 12 ft. of concrete block wall (along the right side of the stair as you descend) has failed and has been pushed out of the vertical plane by the soil behind. This section of wall must be re-built.

- * The lower treads and the lower portion of the basement stair stringer have rotted due to contact with the soil. This stair must be repaired and supported by masonry at the ends.

Stair to the Second Floor

The stair to the second floor is rickety and needs to be fixed.

The Roof

From the exterior, no depressions or large deflections were visible from the outside. It is our best engineering judgement therefore, that the roof structure is basically sound.

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There is, however, a relatively small area of loose and displaced roof slates at the rear of the building on the driveway side. This area must be repaired. Possibly the roof sheathing may be required to be replaced.

Summary

In summary, it is our best engineering judgement that the building is essentially sound with the exception of the following which is in need of repair:

- * A 12 ft± portion of the basement wall.
- * The basement stairs.
- * The stairs to the second floor.
- * The roof slates and underlying sheathing.

Thank you for allowing us to serve you in this matter.

Sincerely,



Ronald J. Mancini

RJM:mm

