

1980 Edison St. Detroit, MI 48206

Randall Walker, owner

**Existing Conditions:**

- 1 **Garage-** Wood frame with lap siding and asphalt shingle roof on concrete slab. Hip roof 22 x 22
  - a. Roof had a large hole (>10 sq ft) which caused considerable wood rot to the roof joists, wall framing, soffits, and exterior siding.
  - b. 3 layers of shingles over rotting wood caused collapse of roof sections and leaning of structure.
  - c. Concrete slab was broken in several places due to freeze thaw which caused elevation changes between broken sections of 4 inches or more.
  - d. Garage slab did not have any footings which contributed to the heaving noted above
  - e. Unable to open garage doors (swing) due to heaving during winter
  - f. Currently demolished and removed structure from the site. Removed concrete slab and driveway from front line of house to rear property line.
- 2 **Driveway and sidewalk-** Concrete is cracked in several areas from freeze thaw and heaving which caused unsafe walking conditions due to uneven heights and crumbling.
- 3 **Front Porch-** Concrete, capstone, and brick with wrought iron posts holding arched roof section
  - a. Concrete slab floor is caving in due to several cracks in surface which allowed freeze thaw.
  - b. Wrought iron posts have rusted away and do not provide support to roof
  - c. Lack of maintenance to the surface and walls of the porch have caused separation between the two allowing for collapse of wall sections
  - d. Front door and sidelites have been damaged beyond repair due to forced break-ins and neglect. Currently secured with wood braces and deadbolt lock
  - e. Currently removed the iron posts and supported roof with wood bracing until replacement can be effected.