emc2, Inc.
Engineering • Management • Construction Consultants

October 15, 2001

Mr. Christian Zapatka
2625 O Street, NW
Washington, DC 20007

Re: *Site Visit Report*
1324 27th Street, NW
Washington, DC 20001

Dear Christian:

On October 4, 2001 I visited the referenced project site to evaluate the structural condition of the house. At the time of my visit the house was unoccupied. During my visit the following observations were made:

- The front steps of the house have settled and have cracks at numerous locations.
- The front wall of the house has some masonry cracking.
- The right exterior wall of the house has bowed out from plumb position and has buckled. The wall shows stress cracks. This condition is also evident from inside of the house
- The rear wall also shows signs of settlement and cracking.

Based on my visual observations, it is my opinion that the structural integrity of the exterior walls is questionable. It is my recommendation that the house should not be occupied until structural repairs are carried out to ensure the safety of the existing structure and its occupants. The side and rear walls may have to be rebuilt to restore their structural integrity. It is possible to save the front wall after crack repairs are performed.

Should you have any questions, please give me a call to discuss.

Sincerely,

emc2, Inc.

Surinder Singh

Surinder Singh, P.E.
President

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Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.49