CARSON K. C. MOK, CONSULTING ENGINEER, P.A.

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October 17, 2000

Mr. V. Aislee Smith
2304 First Street, N.W.
Washington, D.C. 20001

Re: Garage Structural Condition Inspection and Recommendation
2304 First Street, N.W.
Washington, D.C. 20001

Dear Mr. Smith:

By your request, on June 3, 1999, we performed a structural inspection of the existing one-story brick masonry garage structure that was attached to the rear end of the residential house located at the above referenced address.

At the inspection, we found diagonal settlement cracks in the 8" brick load-bearing exterior masonry walls on the south side and north side of the garage. Some bricks have been deteriorated by long term exposure to moisture and years of thermal changes. The garage was built about 70 years ago.

The garage floor concrete slab had aged. The concrete on-grade slab had disintegrated by water penetration. Water came from the rear alley.

The garage roof concrete slab and the garage door concrete lintel beam were in very poor condition and were structurally unsound due to severe corrosion of the embedded reinforcing steel bars and spalling of concrete covering.

The rusted steel bars had badly spalled the bottom side of the concrete roof slab and door lintel beam.

The concrete garage roof was unprotected by any waterproofing membrane thus allowed water infiltration to the concrete and the rebars.

In conclusion, the existing concrete garage roof was unsafe that required strengthening or shoring. The 8" brick masonry walls were so broken and cracked that they were not justified to be saved or to be used for adding any new floors.

The existing garage structure was considered unsafe and lacking of any remaining usefully life of expectancy.

BZA
Case No. 16962
Exhibit No. 32

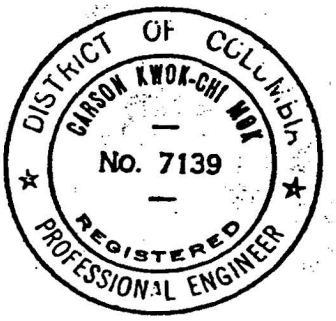
Board of Zoning Adjustment
District of Columbia
CASE NO.16962
EXHIBIT NO.32

We recommend the demolition of the existing garage for public safety measures.

Please feel free to contact us should you have any questions concerning this report.

Sincerely,

Carson K. C. Mok, Consulting Engineer, P.A.



Carson K. C. Mok, P.E. D.C. #7139 Civil/Structural
President