

## 5310 Cathedral Ave NW Previous Condition Photos



Severe Tree Damage to structure and roof (est. mid 2000s), I got this photo from my neighbors and learned about the incident a few months after buying the house and mentioning my ongoing problems with the structure of the house.

**DANGER**  
NOTICE OF HAZARDOUS CONDITION

Address 5310 Cathedral Ave  
City North West Apt # \_\_\_\_\_

GAS TURNED OFF AT meter

<input type="checkbox"/> No water in system	<input type="checkbox"/> No electric	Jurisdiction <u>District of Columbia</u> Work Center <u>Wynand</u>
<input type="checkbox"/> Unvented	<input checked="" type="checkbox"/> Gas leak in house/line	
<input type="checkbox"/> Obstructed flue/vent	<input type="checkbox"/> Leak - appl. connector	
<input type="checkbox"/> Down draft	<input checked="" type="checkbox"/> Gas leak at appliance	
<input type="checkbox"/> Flue pipe deteriorated	<input type="checkbox"/> No safety pilot/control	
<input type="checkbox"/> No draft diverter	<input type="checkbox"/> Defective safety pilot	
<input type="checkbox"/> Improper draft diverter	<input type="checkbox"/> Possible cracked/defective heat exchanger	
<input type="checkbox"/> Lack of combustion air	<input type="checkbox"/> Plugged heat exchanger	
<input type="checkbox"/> No relief valve	<input type="checkbox"/> Inoperative appliance	
<input type="checkbox"/> Other		

Water Heater shut most 7 am  
House Line Tree 2 pm

I have been notified of the conditions indicated and understand that the affected appliance(s) must not be used under any circumstances until corrections are made by a licensed plumber or other qualified person.

Signature Ileneh Reshadick  
Phone (H) 301-3705401 (W) 3

☐ No Signature  
Reason: \_\_\_\_\_

☐ Customer's copy left at: \_\_\_\_\_

☒ Owner ☐ Tenant ☐ Other

Service Technician \_\_\_\_\_ Date \_\_\_\_\_

**Washington Gas**  
A WGL Company (703) 750-1000  
OFFICE COPY

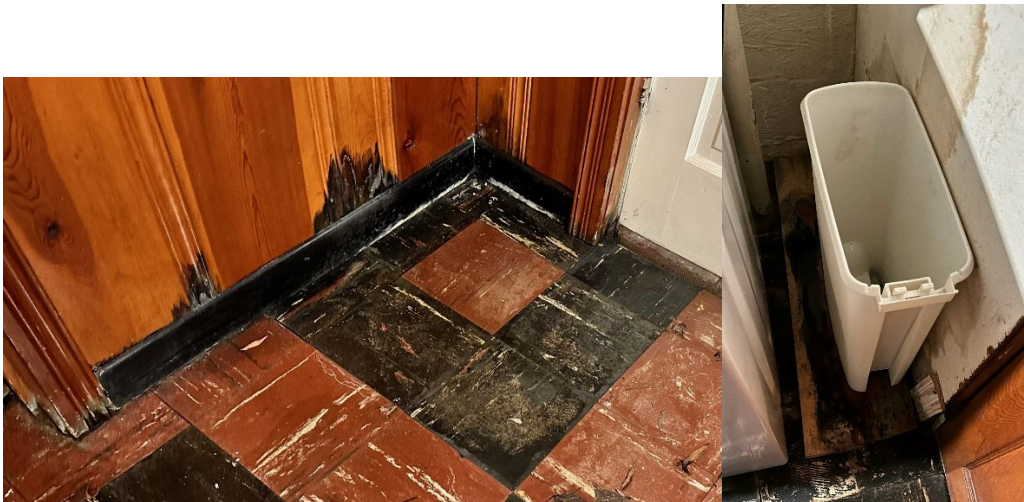
February 9, 2023 Washington Gas Shutoff Order due to extensive leaking (signed by my mother who was able to meet the technician fastest on that day)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21232  
EXHIBIT NO.25

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Early evidence of water leakage throughout pipes in the cellar ceiling once I moved into the home in late 2022. These ceiling panels later totally collapsed but I could not find a photo of that. The photo on the right is showing some of the mold/rotting surrounding some of those pipes throughout the cellar.



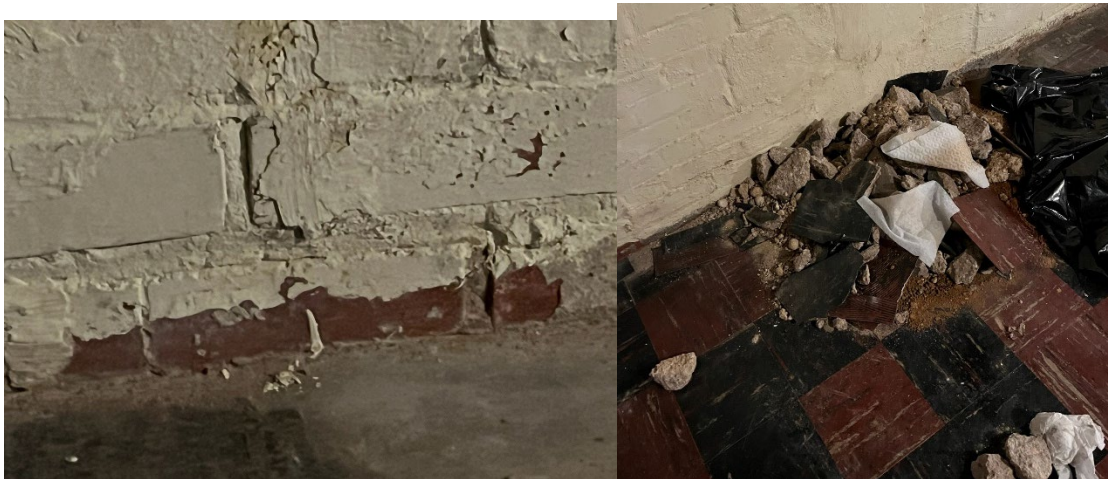
More examples of water damage rotting wood throughout the cellar. I quickly learned that the previous owner had put the trash bin on the right in that location to collect constant water dripping from above.



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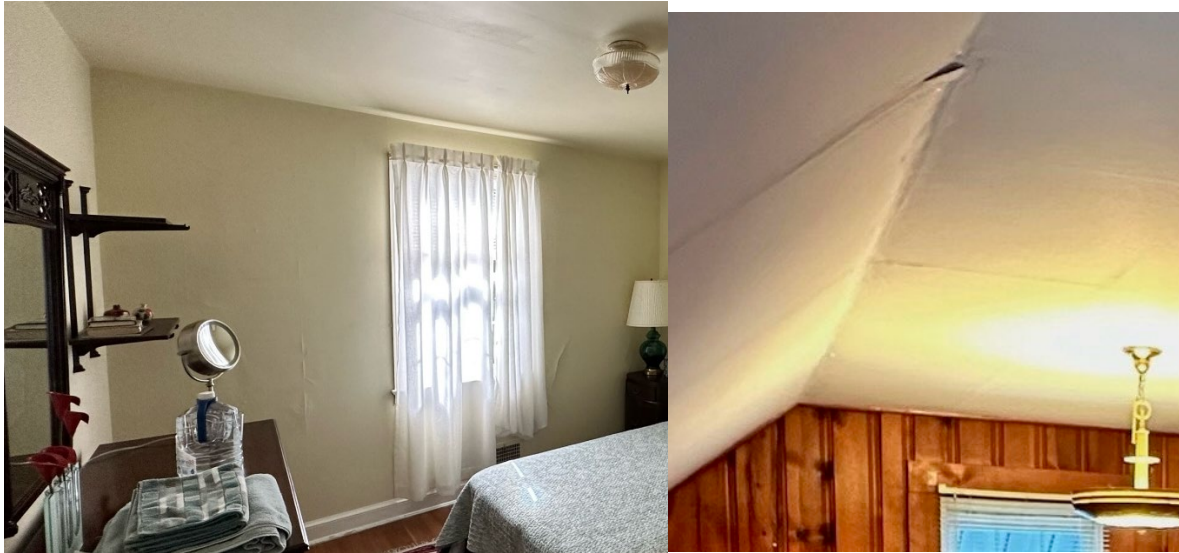
I was able to find this early photo of the garage (since removed per DOB's instructions and zoning requirements) in which you can make out some of the termite damage above the floodlight and around the window. This same termite damage was found throughout the main house structure after we started our renovation and exposed the wood frame.



Photos showing structural issues we discovered later, such as cracks in the foundation wall leading to leakage on the left and part of the cellar floor we had to dig into to fix a damaged drain pipe.

**\*\*To note, we intentionally made sure to preserve the *entirety* of the foundation wall per our plans to comply with zoning instructions, when it would have been easier/better to change that otherwise.**

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It is hard to see but these are early photos after I moved in which show some of the shoddy wall and ceiling conditions which quickly became worse over time, especially after the first winter and rainy seasons when water permeated and soaked through. Unfortunately, I don't have photos of the bad parts where the plaster was deteriorated and falling off the walls because I covered those areas with furniture and art to hide it and make my home look better. However, it was clear that the previous owner had tried to cover up the extensive problem with paint and bad patching before selling the home. The photo on the right zooms into the ceiling/roof of the cape cod upper floor early as peeling started. Soon after the first 2 season changes, entire chunks of this ceiling started falling but I did not take photos of that. The closets in this floor and throughout the roof also had evidence of mold and rotting.





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These photos show the problematic wood backing behind the brick that needed to be fixed/replaced. To safely do so, the brick was kept up as high as possible while remaining stable, then the wooden frame was updated behind it, with plywood temporarily sealing off the house above a flat level base of the safe remaining brick, then the temporary plywood cover would be replaced with the brick again once the wood structure behind it is secure to fully repair the original wall (this is where we currently are in the construction process as shown in the latest photos DOB took during inspection).

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The photo on the left is a zoomed in look at the dangerous condition of the unstable bricks if they were to be left up with no wood backing as is visible on the left. If we were to leave these up while replacing the rotted wood, especially on the alley-adjacent side, it would have been an extreme immediate danger to the public. As mentioned above, step-by-step, we planned to fix the wood backing then restore the brick on the walls of the existing structure, as is also indicated in our plans.

The photo on the right is again showing that we spent the extra money and time to do everything according to the rules with safety in mind. We ensured that our contractors removed bricks tediously by hand in the safest way especially for the neighboring properties and alleyway. This is in line with the fact that this is indeed a renovation, and not a raze—if this was actually a raze, it would have been much easier, faster, and cheaper to demolish the structure all at once by machine.