

Sundy Village Historic Building E Relocation  
38 S Swinton Ave  
Delray Beach, Florida



Structural Assessment Report

Prepared for  
Mr. Bob Morgan  
Director of Construction Pebb Capital Management

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Job No. H230210

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## I. INTRODUCTION

### **General**

Per the request of Director of Construction Pebb Capital Management, we have conducted a limited visual assessment of the existing structure located at 38 S Swinton Ave in Delray Beach, Florida, please see below.



The purpose of the inspection is to assess the structural condition of the structure and to determine the feasibility of lifting the structure and setting it on new shallow foundation and the building structural soundness.

### **Building Information**

The Structure is a two-story exterior wood framed structure. The floor of the building is conventionally framed with wood joist member and the roof is frames as wood trusses. The building structural system is as follows:

#### First Floor:

- Elevated wood floor framing except exterior porch with concrete slab on grade
- Exterior wood bearing walls, with wood headers
- Interior wood load bearing stud walls
- Second Floor:
  - Wood floor framing, with wood planking
  - Exterior wood bearing walls
  - Interior wood load bearing stud walls
  - Interior wood stairs
- Roof:
  - Wood framing roof.

The components and cladding of the building, such as doors, windows and roof waterproofing are not addressed in this report. Moreover, electrical systems are not part of this report.

## II. STRUCTURAL OBSERVATIONS DURING WALKTHROUGH

The building is approximately 47 feet long (North-South direction) by 34 feet wide (East-West direction). The building is two main stories. The building's structural members are as follows:

**Foundations:** The building is built on shallow foundations. The foundations support exterior walls. The interior foundations support the interior wood stud walls.

**Exterior Walls:** The exterior walls of the building are wood studs bearing walls and wood bearing columns supporting balcony.

**Interior Walls:** There are two types of interior walls, load bearing and non-load bearing. Both types are wood 2"x4" stud walls in the first floor and 2"x4" on the second floor. The load bearing walls support the floor joists system extending from the exterior walls.

**Floors:** The wood floor joists spaced at 16" on center. The joists system is supporting 1"x6" wood planks making up the floor system.

**Roof:** The building has wood framing joist system supporting the roof sheathing.

### III. SITE OBSERVATIONS

We have inspected the structure on multiple occasions, and our summary of the evaluation of the existing conditions of the structural components are as follows:

- Building is currently unoccupied and vacant with shoring from ground floor to roof.
- Exterior concrete deck has settled and has cracks.
- Wood members: The roof paper membrane of the structure is in good condition. Balcony wood floor members are in good condition. Roof wood members are in fair condition. Wood posts supporting balcony in fair condition.
- Painted exterior walls appears to be in fair condition. There are no signs of distress. No structural defects observed in the interior or exterior walls.
- The components and cladding elements of the building and accessories such as doors, windows, louvers, rails, are all in fair condition.
- Interior hard floor flooring throughout appears to be in fair condition. There was no access to the wood floor framing system, neither from outside perimeter.
- No structural defects observed on the existing roof. Roof structure in fair condition.

### IV. RECOMMENDATIONS

The limited visual inspections and our observations as to the integrity of the building structure are applicable to the building's current condition only. The responsibility of the structural integrity of the building during any more or relocation lies solely with the contractor responsible for relocating the building.

In advance of the relocation of the building, foundation plans signed and sealed by a Florida registered professional engineer will need to be provided as required by the Florida Existing Building Code Chapter 13. Further, the deck and any rotted wood associated should be replaced prior to setting the home on the newly constructed foundation.

It should be noted that the issued listed above were obtained solely from our non-intrusive and nondestructive visual observation during our walk through of the site. Furthermore, our current assessment is not intended to be a comprehensive review of all structural elements that are not visible. The signage and seal on this project indicate professional engineering responsibility for the structural portion only. General architecture, life safety, accessibility, electrical, mechanical, fire protection, etc. are the responsibility of others.

If there are any questions or need for additional information, please do not hesitate to contact us.

APPENDIX A  
PHOTOS





