



FOUNDING PRINCIPALS

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August 16, 2021

Via E-Mail: jhochman@pebbcap.com

C/O Jared Hochman
VP of Development
Pebb Capital Management
7900 Glades Road, Suite 540
Boca Raton, FL 33434

**RE: Unsafe Structures – Block 70 Building H
Delray Beach, Florida
Mc/Sal Project N° 19446.002**

To Whom It May Concern:

McNamara Salvia visited the project site to observe the existing conditions of Building H and Block 70. The enclosed is a summary of our findings as it specifically pertains to the structure.

The following are a few images of the outside of the structure overall:



Overall, the home is in very poor condition with local collapse throughout the structure and dangerous to occupy even to investigate.

The home is entirely wood framed bearing on concrete piers that bear on foundations that cannot be observed. The concrete piers are out of plumb / leaning, have settled and some appear to be replaced with loose concrete blocks as a remedial repair.

The floor is out of level due to the foundation conditions but also due to wood rot and collapse. There are holes to the ground both inside the structural and on the front porch.



The roof framing is in exceptionally poor condition with local collapses throughout the home leaving the entire structure open to the elements. The roof framing members are rotted and are splitting even at locations that have not yet collapsed. In addition, there are several areas where the eaves have collapsed.



Most of the exterior windows and doors are breached, broken or removed entirely leaving the entire home open to the elements. The siding is also dilapidated with missing sections.

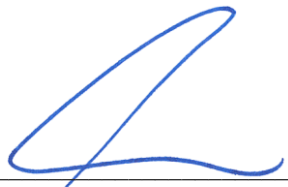


In conclusion, this is entirely an unsafe structure and has been in this condition for a significant period of time; also evidenced by the vegetation growing on the roof and into the interior of the structure. We recommend immediate demolition and removal of the entire building, but utilize any salvageable materials that may remain in good condition for the re-use of a re-build. Please let us know if you have any further questions.



Jared Hochman | Pebb Capital
August 16, 2021
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Very truly yours,
McNamara • Salvia

By: 
Andrew P. Sullivan, P.E., S.E.
Principal