



Photo 9 – Unfounded Wood Column

Photo 9 shows a timber post which is largely unfounded. This timber post should be replaced with a suitably sized steel or wood post but should be founded on a properly sized and constructed foundation.



Photo 10 – Cut & Deteriorated Floor Beam – Boiler Room

The boiler area of the basement entails the largest compromise to the ground floor framing system. Access to this area was difficult due to the debris and mechanical systems that were in place, however it is noted that at least 3 or 4 of the timber joists and logs have been compromised and are in various states of deterioration. Photos 10, 11 and 12 show some of the typical notching that has occurred, primarily in the boiler room.



Photo 11 – Notched Joists – Boiler Room



Photo 12 – Notched Joists - Boiler Room

The walls of the first and second floors of the original hotel appear cracked throughout which is evident in the plasters and the openings (doors and windows). This is illustrated typically in Photos 13 and 14 and is common throughout the interior and exterior walls of the building. It is our opinion that should the foundation and ground floor framing structure noted above be stabilized, these cracks will also be stabilized and movement minimized.

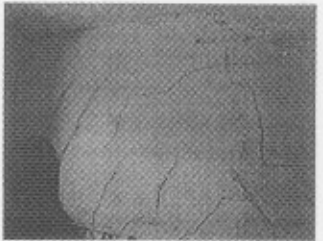


Photo 14 – Cracked Plaster – Typical Wall

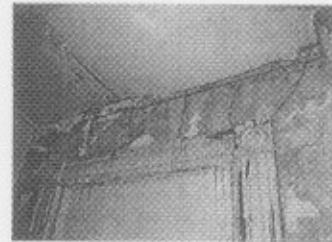


Photo 13 – Cracked Plaster – Above Interior Door

Recommendation

Complete a detailed review of the ground floor and foundation systems and repair and/or replace holes in the foundation walls and reinforce any cut framing members. Installation of new columns and footings are required in several areas.