

From: Edward J. Cardy <ECardy@biuinc.com>
Sent: Saturday, November 20, 2021 2:09 PM
To: zoning@fairviewtownship.com
Subject: Union City Borough, 23-25 South Main St. Unions City building inspection
Attachments: 23-25 South Main St. Union City.docx

Jim,

Attached is the Inspection and Assessment of the referenced structure back in 2019.

Ed

Edward Cardy
Building Inspection Underwriters of PA, Inc.
1805 West 38th Street
Erie, PA 16508
Phone: 814-860-8044



Christie Mahany
Erie County Land Bank
150 East Front Street, Suite 300
Erie, PA 16507

RE: Inspection and Assessment of 23-25 South Main St., Union City

An inspection was conducted on November 8, 2019 of the above identified structure. Recent 3-5 inches of snow with a temperature in the mid 30's this date. The roof of the structure was covered in snow. The intended inspection called for no destructive work and was confined to a visual only assessment.

The structure is constructed as a masonry bearing exterior wall structure with wood framing floors, roof and interior partitions. The building sits on a sloped lot with the rear of the lower floor partially below grade. The rear of the building shows the foundation constructed of random laid field stone. The upper level of the exterior walls are of multi-wye solid red brick. Various locations of the exterior facing brick show deterioration. The brick appears to be a non-harden/soft brick.

Water was leaking from melting snow through both floors, generally located at the rear of the structure. The second floor walls and floor showed severe deterioration due to previous water infiltration. Much of the roof framing and the floor framing for the second level could be viewed due to ceiling finishes failed and not attached to the structural members. The inspection of these structural members revealed evidence of severe water damage. The framing of the second floor structural members should be considered unsafe in their current condition. Reuse of the second floor would require a complete removal of existing members and replacement with a structural system designed to support current commercial or residential loads.

Unable to access the structural members of the first floor an assumption is made that the condition of these members is the same as that of the second floor. Holes were found in the floor sheathing due to water damage. Due to the visible damage to the floor finishes and sheathing it is logical to assume the majority of the structural members are compromised such the entire floor system would require replacement in order to handle commercial loads.

Where visible, the roof structural components showed signs of deflection and deterioration due to water damage. As with the case of the floors below, it is the opinion that selective replacement of structural members of the existing roof would not provide for a safe condition for reuse and occupancy of the structure. A complete roof framing assembly replacement is recommended or if possible, subject to the condition of the exterior bearing walls, a complete structural roof assembly be built over, and independent of the existing assembly.