

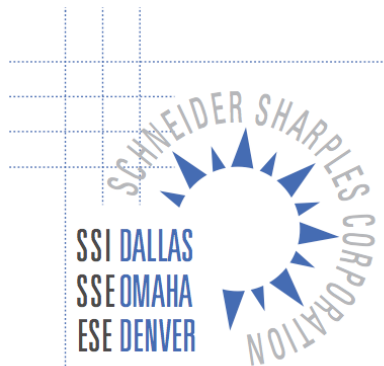


Building Due Diligence

110 Davis Street

McKinney, TX

Prepared for:
Parks Church



Prepared By:
Stenstrom Schneider, Inc.
Firm # F-002124
Expiration 11/30/2024



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April 12, 2024

Parks Church
111 N Tennessee Street
McKinney, TX 75206

RE: 110 Davis Street, McKinney Tx 75069

Attn: Mr. Keith Menard, Mr. Kyle Redel, Mr. Jay Madden

This letter documents SSI's review of the building at 110 Davis Street, McKinney, TX. The review was performed on March 25, 2024. The letter will give a description of the envelope, structural systems and condition of the building.

Description:

The building is a two story, load bearing brick building. The first and second floors are wood framing. The roof construction is wood framing. The corners of the building have stone quoins. The exterior walls are assumed to be 12 inch thick, 3 wythe brick. The interior walls are likely wood lathe with 3/4 thick plaster. The building has a large, two story covered patio on the south side that serves as the main entrance. There is a smaller covered patio on the east side of the building.

The front of the building faces south for the purposes of this report.

Observations:

- There is a crack in the brick at the northwest corner of the building that has been previously repaired. The crack is likely due to the downspout discharging next to the foundation and causing foundation movement.

Recommendation: Downspout should be connected to an underground line and discharged in the parking lot.

- Some of the brick on the north side at the northwest corner has numerous small holes and two of the bricks are missing the finish surface due to water penetrating the ice and freezing.

Recommendation: The damaged bricks and bricks with holes should be removed and replaced.

- A large cedar tree is within inches of the foundation at the northeast corner of the building. **Recommendation:** This tree should be removed.
- The stucco covered brick column supports on the east covered patio are cracking and shifting. **Recommendation:** All stucco should be removed, bricks repaired and stucco replaced.
- Downspout on the southside of the east patio appears to be tied to an underground drain that discharges a few feet away. **Recommendation:** The downspout should be connected to an underground drain that discharges at the curb.
- The concrete slab for the south covered patio is severely cracked. Some of the concrete on the sides of the slab have spalled off and the exposed rebar is heavily rusted. **Recommendation:** All loose and delaminated concrete should be removed, the rusted rebar treated and the concrete replaced. Option, remove and replace the concrete slab in its entirety.
- Wood column bases for the fluted columns on the south covered patio are rotted. **Recommendation:** The rotted wood bases need to be removed and replaced.
- The wood doors and sidelights for the main south entrance have significant UV damage but the wood does not appear to be rotted. **Recommendation:** Refinish the doors and sidelights.
- There is a large vertical crack in the foundation and first stone quoin at the southwest corner of the building. **Analysis:** The crack is likely due the downspout discharging water next to the foundation and/or the roots of the large tree about 12 feet to the west of the building corner. **Recommendation:** Connect downspout to an underground pipe and discharge thru the curb at the street. Add a root barrier between the tree and the southwest corner of the building. Repair the concrete foundation and tuck point damaged stone quoin.
- The plaster around a “bump out” in the kitchen on the first floor has water damage. The “bump out” is likely due to water leaking in at the roof – chimney intersection. **Recommendation:** Repair roof to chimney connection. Paint the brick chimney above the roof line or wrap in sheet metal and inspect and repair/replace chimney caps. If the chimney is no longer functional, remove portion of chimney above the roof and roof over the opening. This is the best option.

- There are numerous areas on the first floor ceiling and wall murals with water damage. **Recommendation:** The roof likely needs replacing and any roof penetrations as previously described.
- The 1x6 wood roof decking has water staining on the underside in the attic in numerous locations throughout the attic. **Recommendation:** Install a new roof.
- A vermin hole is in the roof soffit on the south side of the building. **Recommendation:** Hire exterminator to rid building of pests. Fill hole with a metal plate and paint to match siding.
- The paint for the sheet metal “skirt” around second floor balcony is heavily cracked in some areas. **Recommendation:** Remove and replace paint.
- There is a crack in the brick at the upper right corner and of a first-floor window on the south side of the building. **Recommendation:** Remove broken brick and install a new one or seal crack in brick with a sealant that matches color of the brick.
- There is a crack in the brick at the lower right corner and of a second-floor window on the south side of the building. **Recommendation:** Remove broken brick and install a new one or seal crack in brick with a sealant that matches color of the brick.
- There is other interior damage to plaster ceilings and walls on the second floor. **Recommendation:** Once the roof leaks have been rectified, repair and paint damaged plaster.
- Many of the wood sills and wood frames have water damage and are likely rotted. **Recommendation:** Removed and replace damaged window frames.
- There is a crack in the brick on the north side of the building under the large window. **Recommendation:** Tuckpoint crack in the brick.
- A downspout on the north side of the building discharges behind the AC units. There are AC condensate lines that discharge next to the downspout also. **Recommendation:** Downspout should be connected to an underground line and routed to discharge at the street or into the parking lot. AC condensates should be connected to a sewer line or discharged into the street or parking lot.

The contents of this report were intended for the use of **Parks Church** and their designated representatives or clients and were not intended for any other purpose. SSI assumes no liability for the misuse of this information by others. The observations, comments, conclusions, analysis and opinions expressed

herein are based upon the results and interpretations of the data collection activities performed at the time of the inspection. SSI reserves the right to update/revise the observations, comments and/or the recommendations to this report should conditions change or additional information become available.

Please let me know if you have any questions regarding this review.

Sincerely,

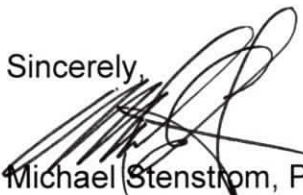

Michael Stenstrom, PE SE
President
Stenstrom-Schneider, Inc.
Firm # 002124





Photo #1 View of the north side of the building.



Photo #2 Northwest corner of the north side of the building. the corner of the building has experienced some foundation movement in the past.



Photo #3 Some damage to the brick on the northwest corner of the building is present.



Photo #4 Close up of some of the damaged brick on the northwest corner of the building. This area needs to be tuck pointed to keep water out of the walls.



Photo #5 Close up of roof soffit at the northwest corner of building. The utility lines do not appear to have damaged the soffit structure.



Photo #6 The west side of the building.



Photo #7 Northwest corner of the building.

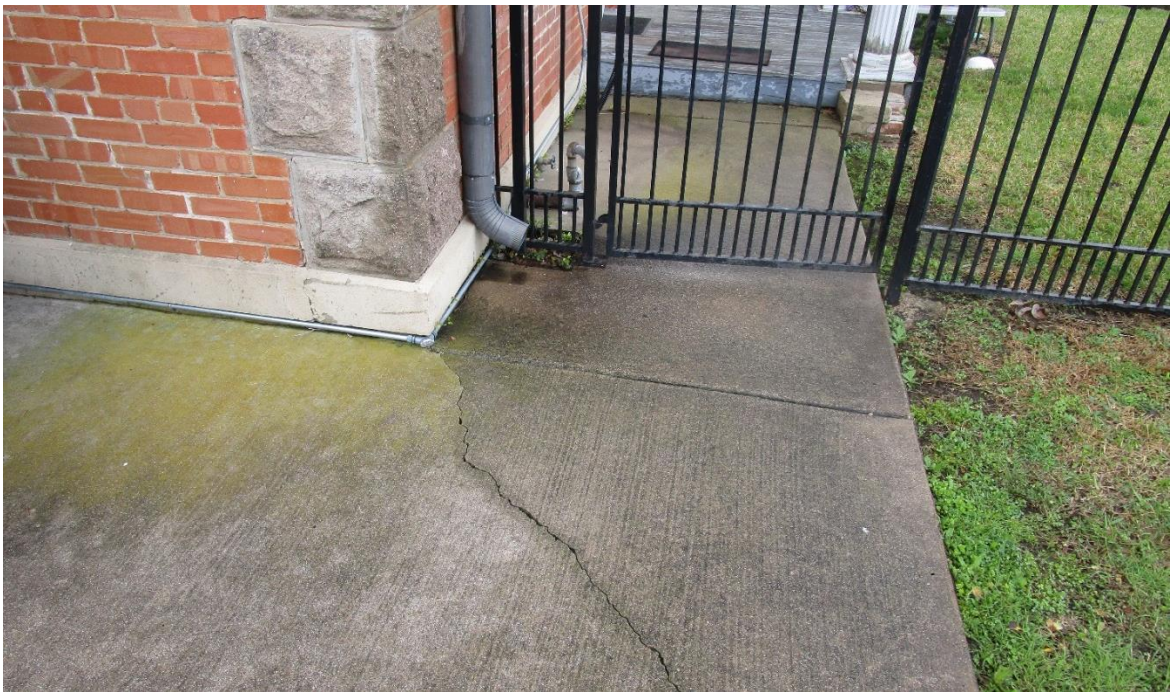


Photo #8 Downspout discharging next to the building. Large crack in the sidewalk and the cracks in the brick are likely due to the water from the downspout being discharged next to the foundation.



Photo #9 The trunk of the old cedar tree is within inches of the foundation. The tree should be removed.



Photo #10 East side of the building looking south.



Photo #11 Stucco covered brick wall at north side of the east porch entrance.



Photo #12 East entrance to the building. The stucco on the short brick walls is falling off. The steps appear to be bowing upwards in the middle, likely due to some heaving of the soil.



Photo #13 Another view of the damaged brick wall on the north side of the covered porch entrance.



Photo #14 Yard area just south of the east entrance covered porch. The arrow points to a downspout nestled in the corner. This should be tied to an underground drain that discharges at the curb.



Photo #15 Downspout connects to underground pipe.



Photo #16 Arrow points to debris covered exit for the pipe that is connected to the downspout. No water is flowing out from the pipe shortly after a rain event. This should be tied to an underground drain that discharges at the curb.



Photo #17 The east brick wall appears to be in good condition.



Photo #18 Two level covered porch on the south side of the building.



Photo #19 The column base and concrete have severe water damage.



Photo #20 Close up of severely rusted rebar on the east side of the covered patio.



Photo #21 The wood column base has severe water damage and needs to be replaced.



Photo #22 View of the lower level of the south entrance coverer patio.

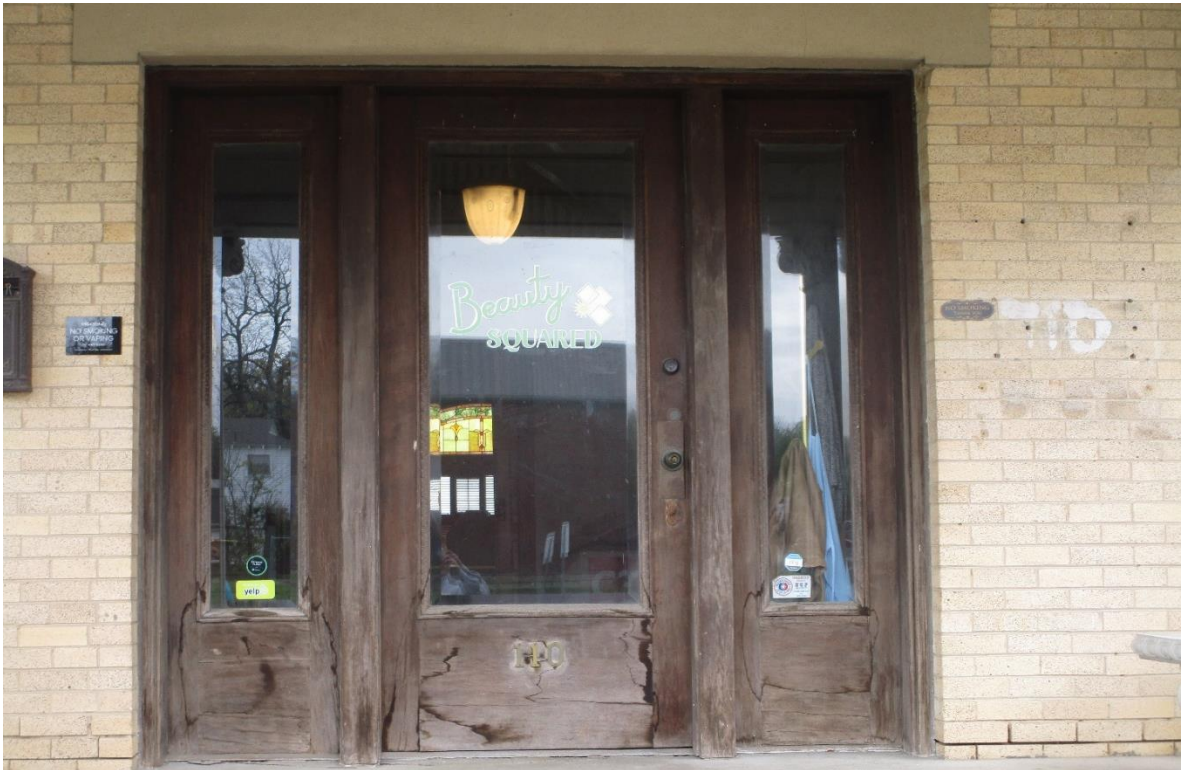


Photo #23 South entrance doors are heavily weathered. It may be possible to refurbish the doors.



Photo #24 West side of the south covered entrance patio. This side has concrete damage and wood column base damage.



Photo #25 Southwest corner of the building.

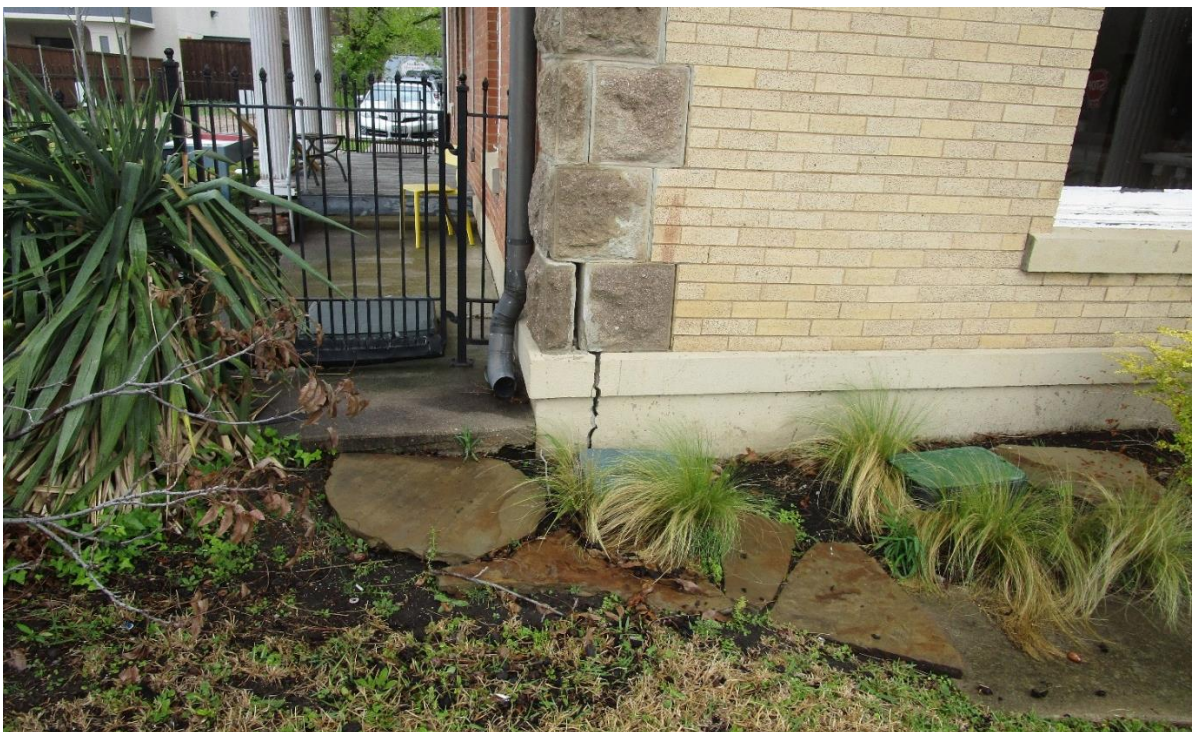


Photo #26 Large crack in the foundation and stone quoin at the southwest corner of the building. The crack is likely due to the downspout discharging water next to the foundation and/or the nearby large tree.



Photo #27 View of the west side of the south patio.



Photo #28 Damaged concrete slab at the south patio.



Photo #29 Damaged concrete slab at the south patio.



Photo #30 Damaged concrete slab at the south patio.

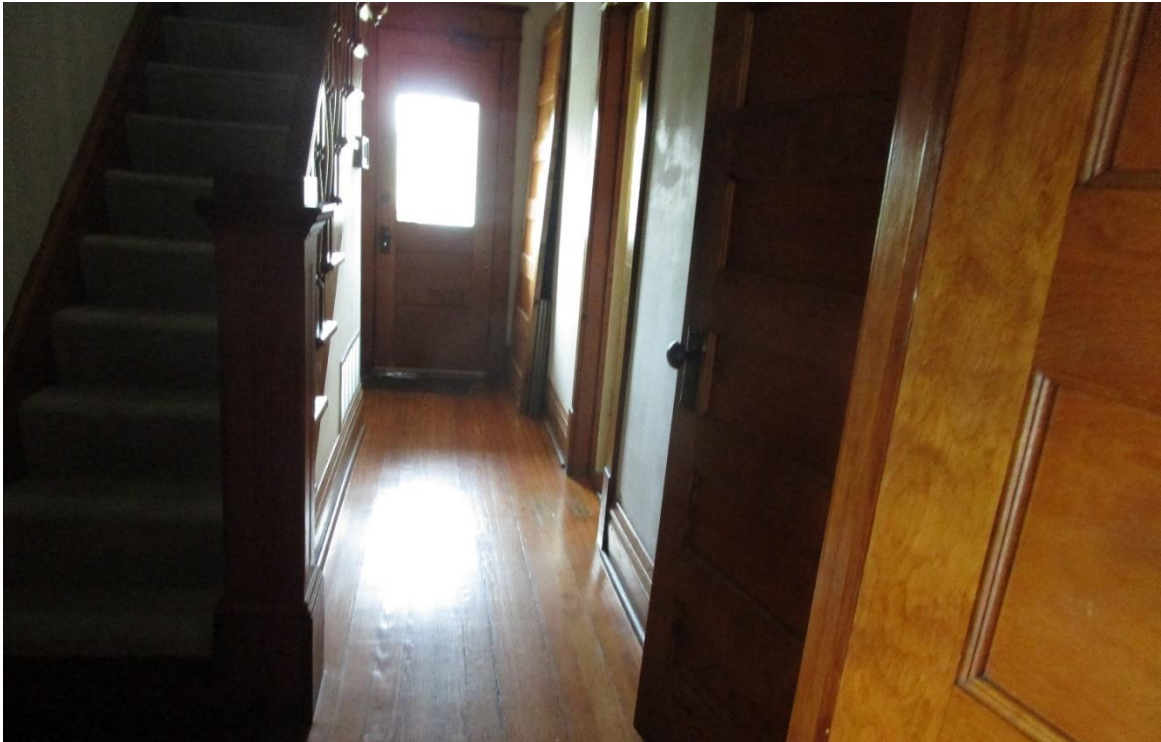


Photo #31 View of main hallway on first floor looking towards the west. Note some ripples in the hardwood floor.

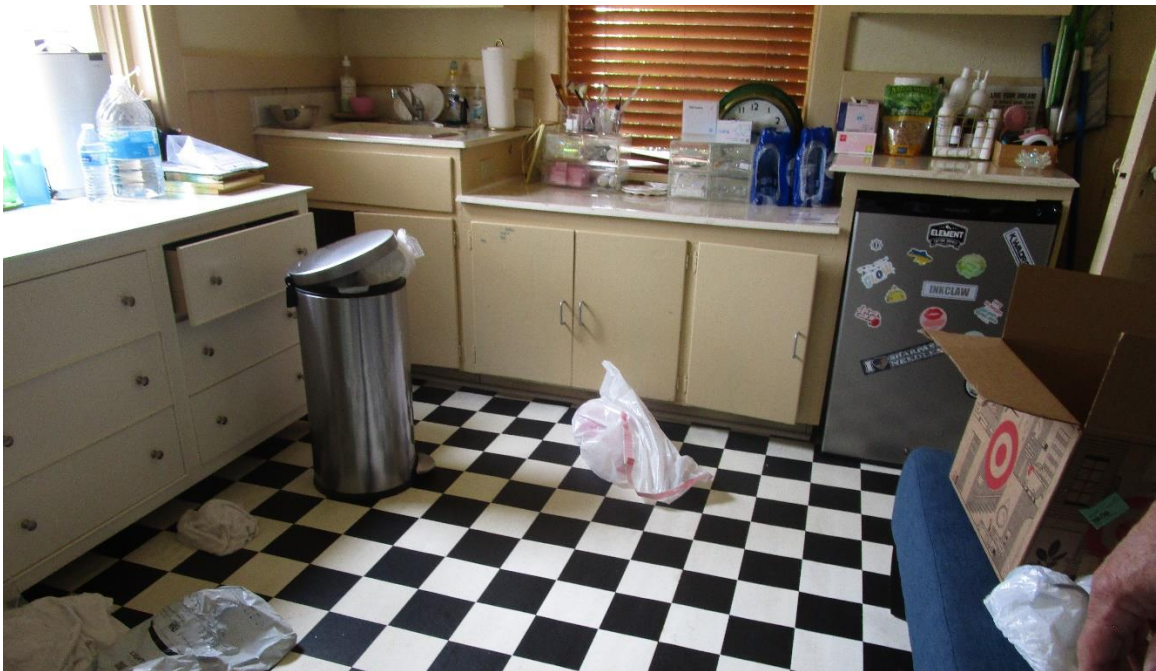


Photo #32 First floor kitchen on the northwest corner of the building.



Photo #33 Damaged plaster in the kitchen. This is likely a part of the brick chimney that has water coming around the roof penetration.



Photo #34 Another view of the damaged plaster in the kitchen.



Photo #35 View of one of the rooms on the first floor.



Photo #36 Water damage to a ceiling on the first floor.



Photo #37 The arrow points to a crack in the wall mural. The crack is likely due to water from a roof leak.



Photo #38 The arrow points to a crack in the ceiling mural. The crack is likely due to water from a roof leak.



Photo #39 Fireplace in one of the first-floor rooms.

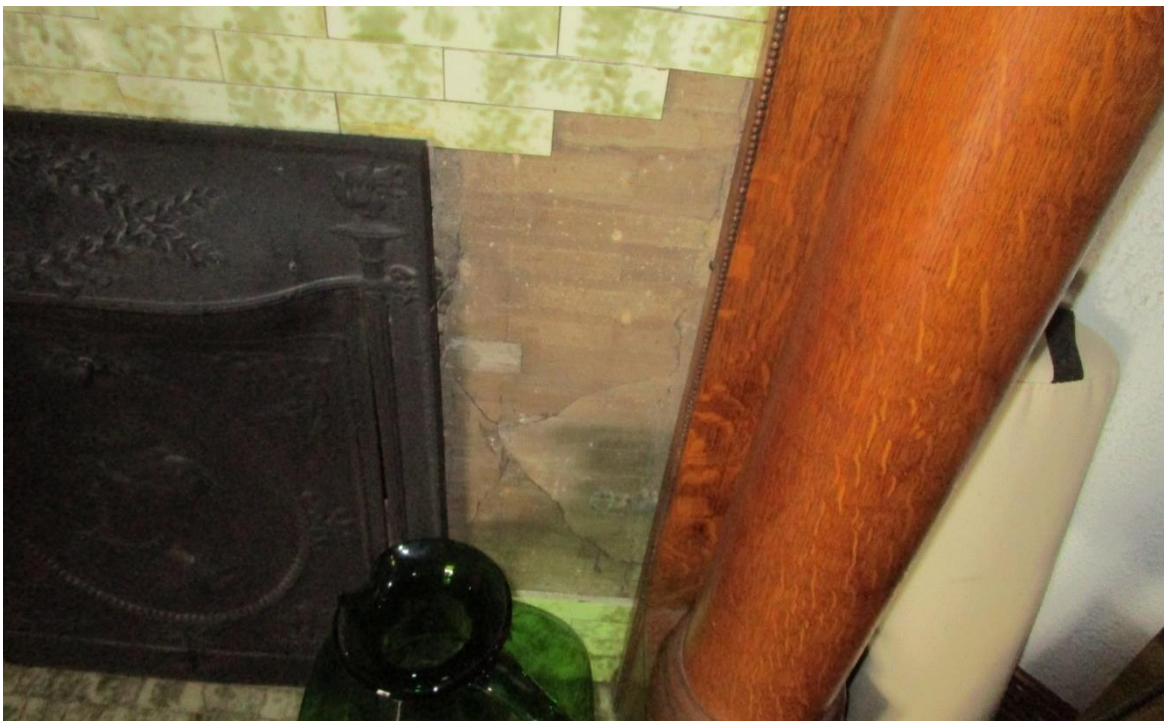


Photo #40 Tile missing from the right side of the fireplace surround. This may be due to a water leak or an overheating of the fire brick that is now exposed and cracked.



Photo #41 Upstairs bath room is in good condition.



Photo #42 Some water damage to the wall near the ceiling and to the wall paper around the ceiling light.



Photo #43 Close up of damaged wall paper around the ceiling light fixture. The fixture likely has water damage as well.



Photo #44 View of the attic framing looking to the northwest corner of the building.



Photo #45w View of the underside of the north side of the roof. The circled area appears to have water damage. Two deck boards have been replaced. Some of the roof rafters have been repaired.



Photo #46 Underside of the west portion of the roof. The roof rafters are 2x4's at 24 inches on center and are spanning way beyond the code allowable spans. The decking on the left side of the photo has a lot of water staining.



Photo #47 Southwest corner of the roof. Some water staining is visible on the roof deck on the left side of the photo.



Photo #48 Close up view of the chimney – roof intersection. The decking has apparent water damage and some of it needs to be replaced.



Photo #49 View of second floor balcony above the south entrance. The floor appears to be soldered tin.



Photo #50 Underside of roof soffit on south side looking west.



Photo #51 Arrow points to a hole in the roof soffit that is likely due to roof rats or squirrels. This hole should be filled. Note that rodents will chew thru wood to gain access to attics.



Photo #52 A roof shingle from upper roof that is laying on the east side of the lower roof for the south side entrance.



Photo #53 Crack paint on the lower roof southeast corner. It appears that the metal for the lower roof is rusting.



Photo #54 View of the south side of the lower roof for the entrance patio looking west.

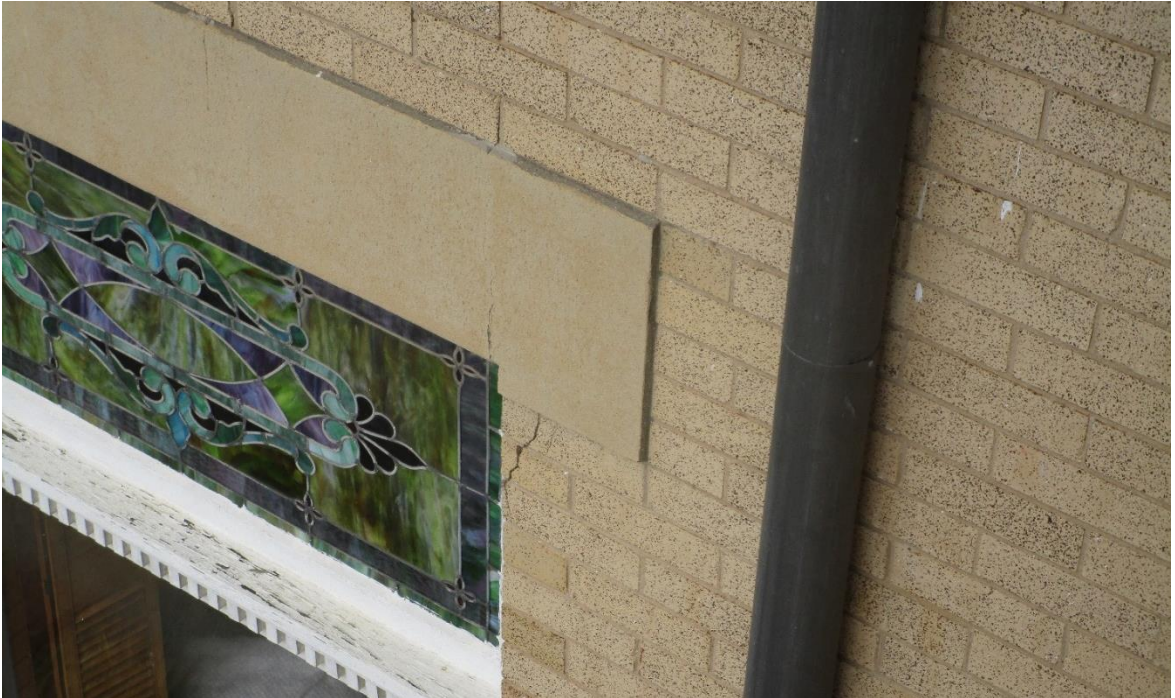


Photo #55 Crack in brick at the top of the window jamb for a first floor window on the south side of the building.

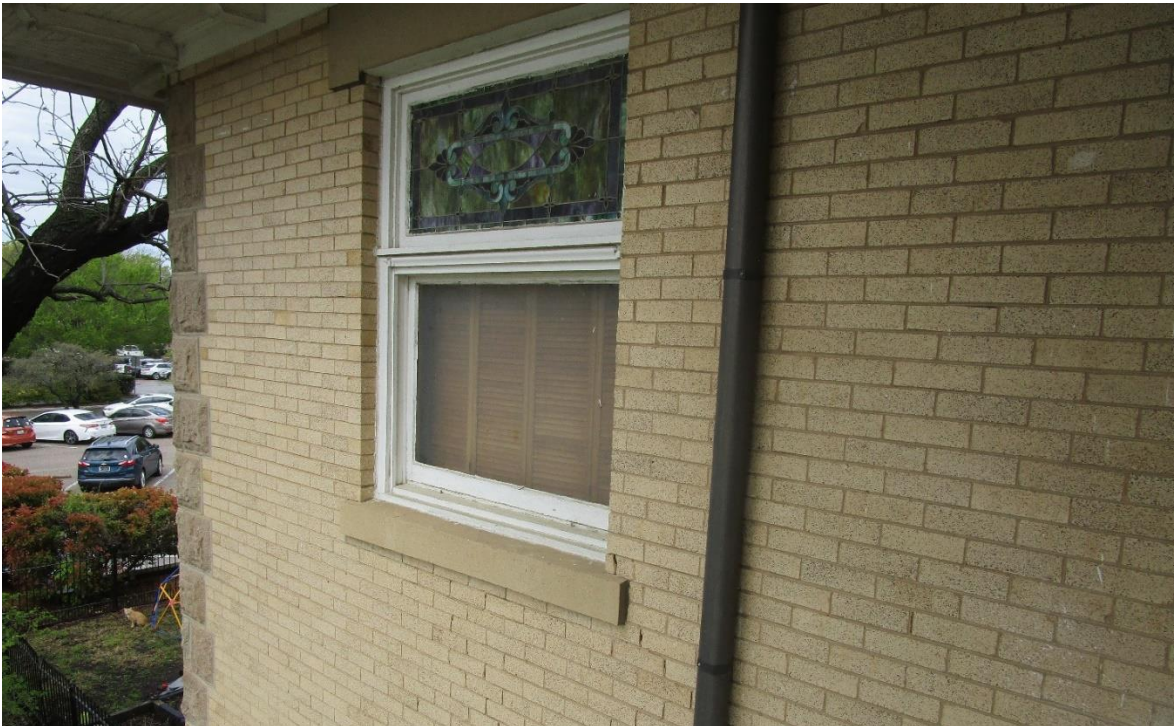


Photo #56 Upper window on the south side of the building.



Photo #57 A small piece of brick has lost the mortar tying it to the remaining brick.



Photo #58 Water staining on the wall and ceiling in the second-floor hallway.



Photo #59 Close up of water damage at second floor ceiling. This is above the kitchen on the first floor where the plaster is damaged.



Photo #60 Window on the west side of the building has some water damage at the upper right-hand corner



Photo #61 Windowsill on the west side of the building. The wood windowsill has severe water damage. The limestone sill has a crack in the middle.



Photo #62 Window on the north side of the building.



Photo #63 Crack in the brick and foundation under the window on the north side of the building.

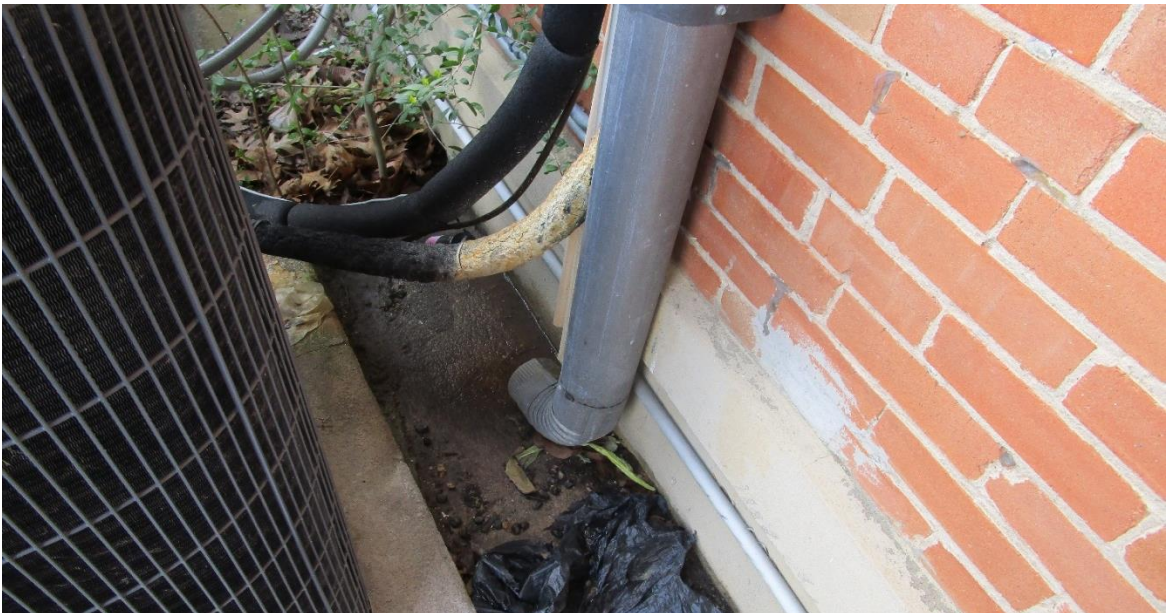


Photo #64 Downspout discharges water on the north side of the building behind the AC condensing unit. The AC condensate lines are discharging next the foundation as well. None of this water is directed away from the foundation.