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MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE DIRECTOR

2619 Calhoun St. Demolition Request Inspection Results:

- An exterior and interior visual inspection took place on August 18, 2022

Building Description:

- The vacant single-story residential building is in very poor structural condition
- The building's stick-frame structure is constructed on masonry piers
- The roof structure has collapsed in multiple locations allowing moisture to completely saturate the building's interior.
- The building has obvious termite damage throughout framing, weatherboards, and interior flooring. The wooden window sashes, doors, and tongue and groove porch decking appear relatively untouched by termites and rot.

Exterior:

- Asbestos shingles on the intact portions of the roof structure are not secure and are falling off the building.
- The roof framing was constructed using undersized structural members. Multiple collar ties have failed, and the rafters have separated from the ridge board. This structural weakness combined with the added weight of saturated wood members has caused the roof to splay and force exterior walls outward.
- The building lacks sheathing which limits shear strength and allows for further moisture intrusion.
- The masonry piers are structurally sound and would only require minor repairs

Interior:

- Floor joists have collapsed into the crawlspace in multiple locations.
- The building lacks sub-flooring. Tongue and groove wood floors are laid directly on the joists. In at least one location, flooring was removed and replaced with plywood.
- Plaster and wood lath have been removed from most of the walls. It appears that an effort was made to install drywall and insulation, but these materials are sodden, moldy and non-salvageable.

Conclusion:

The frame of this structure has been so compromised by water-intrusion and wood destroying insects that significant re-framing would be required to rehabilitate the building envelope. The extent of the structural work along with crucial termite, mold, asbestos remediation suggest that the building is likely beyond repair. However, the masonry piers are in good condition and could serve as the footings for a new structure. The window sashes are also in excellent condition and should be salvaged.

HDLC Inspector: Daniel Syal