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8/23/22 building inspection, findings and recommendations for 2619 Calhoun St.:
(3 pages)

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General Introduction:

On August 5, 2022, Dale Husser, P.E. and I met at 2619 Calhoun St., walked all around and through the building, studied and noted everything we could see related to the building's condition. We also took photographs, including drone aeriels; please refer to the attached images and drawings corresponding to these notes.

At first glance, with a new coat of exterior paint, the building almost looks presentable. But after closer inspection, it became clear that the building is in very poor condition with significant rot, termite infestation and related damage as well as black mold. Also, there is quite a lot of furniture, debris, building materials, in-place finish materials and insulation that is regularly saturated from rain and continuously contributing to water retention and further damage to the structure. Our understanding from talking with both next-door neighbors is that the building has been in a continuous state of neglect and decay, including rat infestation, since Katrina.

Apparently, the building was originally a shotgun duplex, later opened up to a larger single-family residence, possibly with a small rental unit on the South side. Looking at the structure as a double, one unit is generally facing South, the other generally faces North, mirror images of each other (the long axis is East-West). The Southern side of the building has the most damage; this is where approximately 40% of the roof is open to the sky. Over a long period of time, water has done major damage, including termite infestation and rot. A number of areas on this side of the building (at roof, ceiling, floor, interior partitions and exterior walls) have either collapsed or are ready to.

