ANDERSON & BUUCK
CONSULTING ENGINEERS, LLC.

SUITE 306
432 N. ANTHONY STREET
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E-MAIL: abeng@andersonbuuck.com

July 26, 2023

Gail Bazzano
gailbazzano@hotmail.com

RE: 1 French Market Place
New Orleans, LA

Dear Ms. Bazzano:

Upon your request on July 6th and July 10th, 2023, we performed inspections at the above referenced property for the purpose of assessing the existing condition of the structure, with focus on the stability of the parapet and the visible exterior wall cracks and making recommendations for necessary repairs. The following is an outline of our findings with recommended repairs if applicable. The plan diagram and details referenced in the recommended repairs can be found attached to the end of this report.

1. The exterior parapet has a significant crack at the east corner of the building, as can be seen in Photograph #1. Some lateral deflection was evident at the southeastern parapet face.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce with corner stitching per Detail A and at the southeastern parapet vertically reinforce with steel angles per plan and Detail B on the inside face.

2. An exterior plaster crack, potentially also a masonry wall crack, translates down from the parapet outlooker through the window header as depicted in Photograph #2. Past water intrusion, as evident from the paint bulge seen in Photograph #2, could have been a leading cause of the crack. Additional investigation into the attic furthered the concern that the exterior crack translates though multiple wythes of the masonry wall. The interior view of the masonry wall at the location of the crack was limited, however some deterioration was evident upon inspection in the attic, as we attempted to depict in Photograph #3.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce the area of the crack with stitching per Detail C. Repair of the lintel shall be required; however, the method cannot be determined until the ornamental finishes are removed and the nature of the structural is revealed. Thus, the determination of the lintel repair shall be done at in a later phase.

3. Past water intrusion was evident from the roof.

Recommended Repair: The entirety of the roof system shall be inspected and reconditioned as per a waterproofing and roofing consultant retained by the owner.

4. There is a bow evident in the southwestern wall at the location of the crack described in item number 2, as can be seen in Photograph #4. The cause could be a combination of the water intrusion discussed in item number 2 and a lack of lateral ties across the width of the building at the 2nd floor ceiling. The 2nd floor ceiling joists run the length of the building as shown in Photograph #5.

Recommended Repair: Install wood tie backs in the locations shown on the plan diagram and according to Detail D.

5. A plaster crack is evident at the south corner of the building as shown in Photograph #6.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce with corner stitching per Detail A.

6. The water intrusion as previously discussed has led to what appears to be past termite activity and damage as shown in Photograph #7, however we do not claim to be experts in pests and thus cannot guarantee this.

Recommended Repair: A pest control professional with expertise in termites should inspect the entirety of the property and treat according to their findings and recommendations.

No warranty is given or implied with these observations relative to any hidden damage not observable at this time. These observations are a statement of opinion relative to structural performance of the above referenced structure. They do not purport to be an in depth technical report entailing contingent professional liability for future performance. The purpose and scope of these observations are to provide on an economical basis an experienced professional engineer's opinion relative to performance.

This report is the expressed opinion of this company only and does not bind any party to make any repairs or replacements. Specific compliance with applicable building code requirements is not included in this report unless otherwise stipulated. Observations are made under normal weather conditions and are not opinions of the conditions which may exist under unusual circumstances, such as, but not limited to, floods, heavy rains, high winds or any act of God.

Our report is based on the information available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.

We thank you for this opportunity of being of service to you and, should you have any further questions, please do not hesitate to contact us.

Respectfully submitted,

STATE OF LOUISIANA
DALTON J. BUUCK
License No. 47368
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

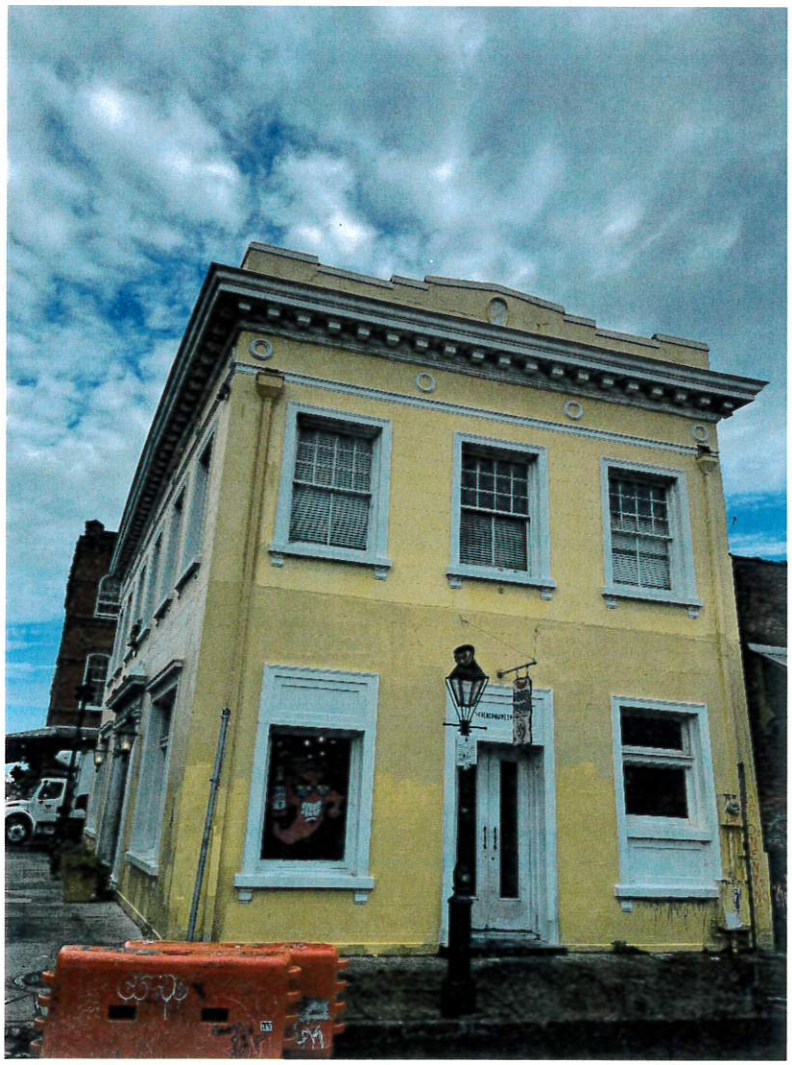
Dalton J. Buuck, P.E.
LA Reg. #47368

DJB:cw
cc: Katherine Harmon
harmonarch@att.net

Photograph #1

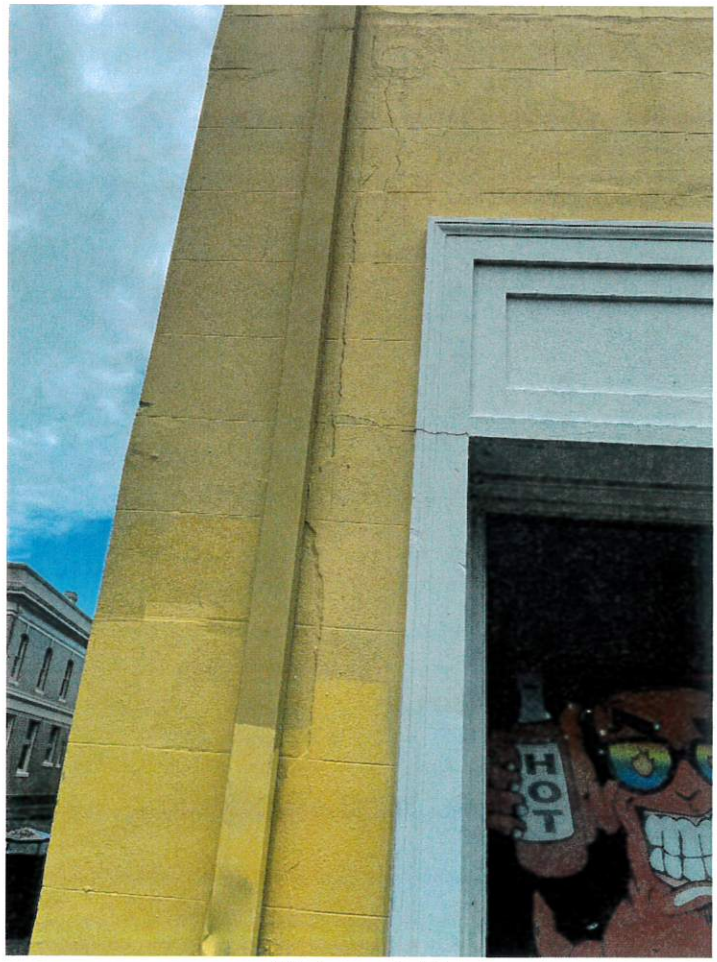
Photograph #2

Photograph #3



Photograph #4

Photograph #5



Photograph #6

Photograph #7

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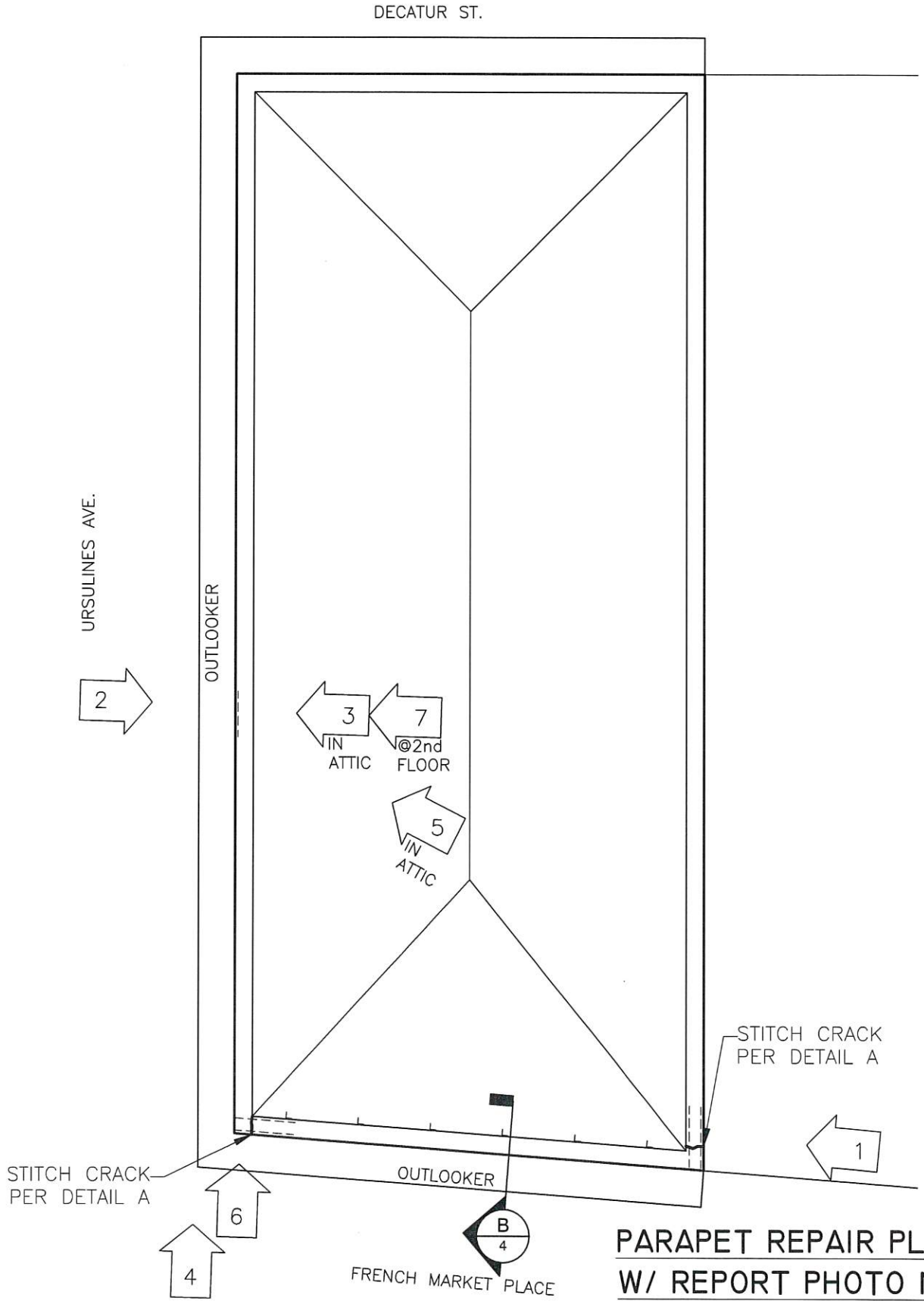
JOB **1 FRENCH MARKET PLACE, NEW ORLEANS, LA**
STRUCTURAL REPAIR RECOMMENDATIONS

PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE 81-23
SCALE AS SHOWN

SHEET NO. 1
OF 6
DATE 7-26-23



PARAPET REPAIR PLAN W/ REPORT PHOTO MARKERS

SCALE : 1/8" = 1'-0"

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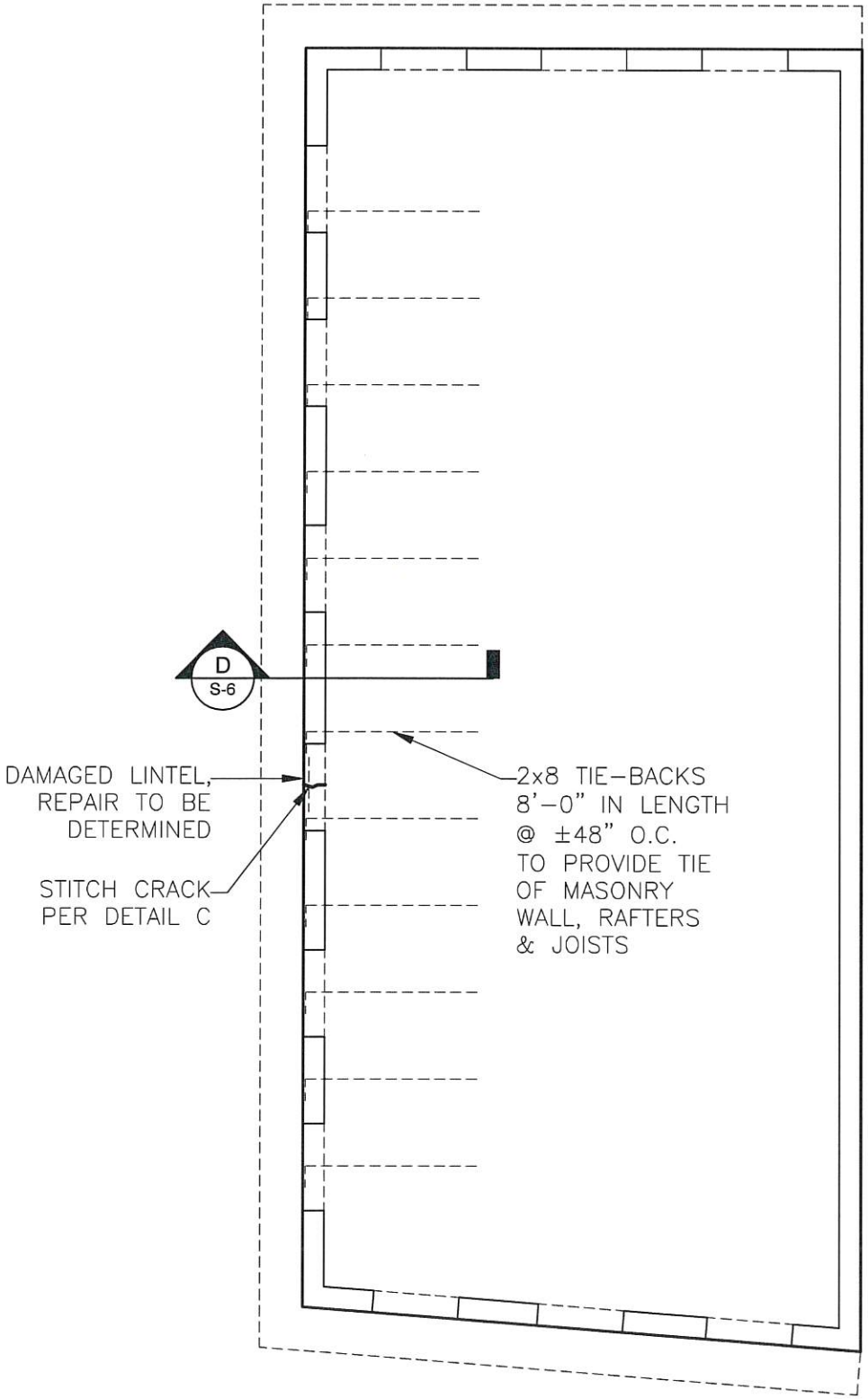
FILE 81-23
SCALE AS SHOWN

SHEET NO. 2
OF 6
DATE 7-26-23



2ND FLOOR CEILING REPAIR PLAN

SCALE : 1/8" = 1'-0"

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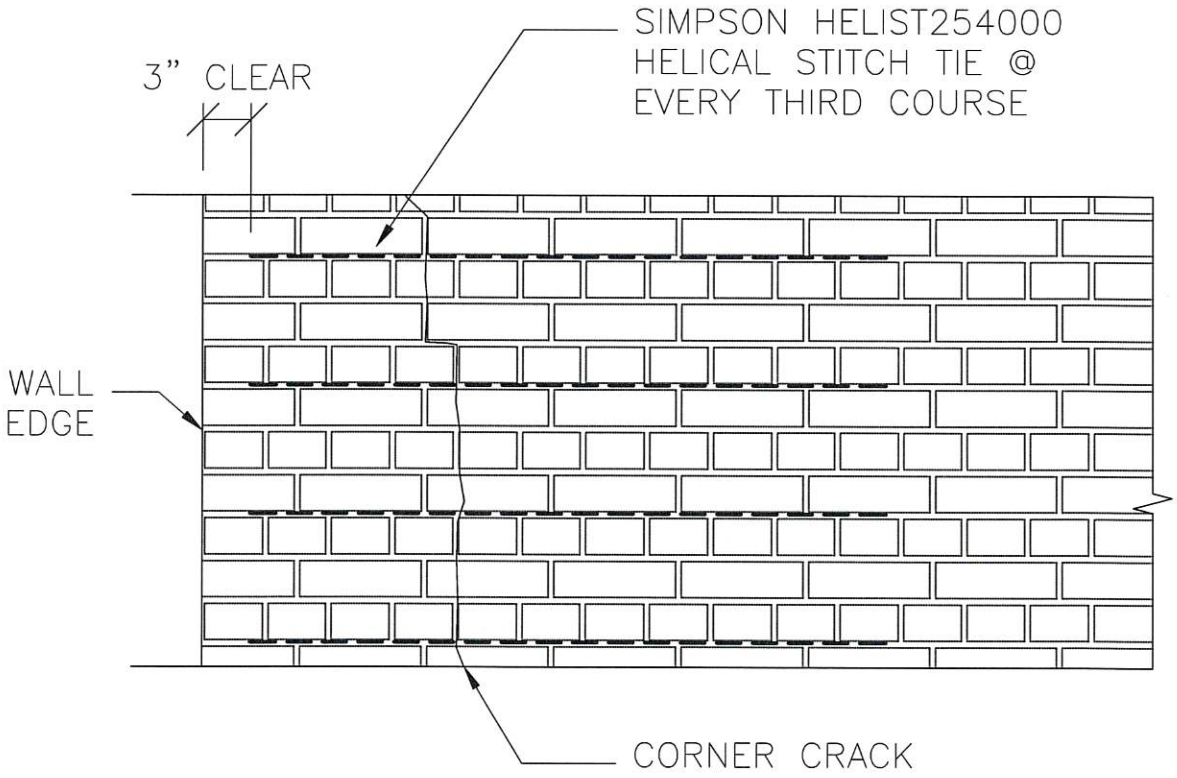
FILE 81-23
SCALE AS SHOWN

SHEET NO. 3
OF 6
DATE 7-26-23



A **BRICK CORNER STITCH**
SCALE: 1" = 1'-0"

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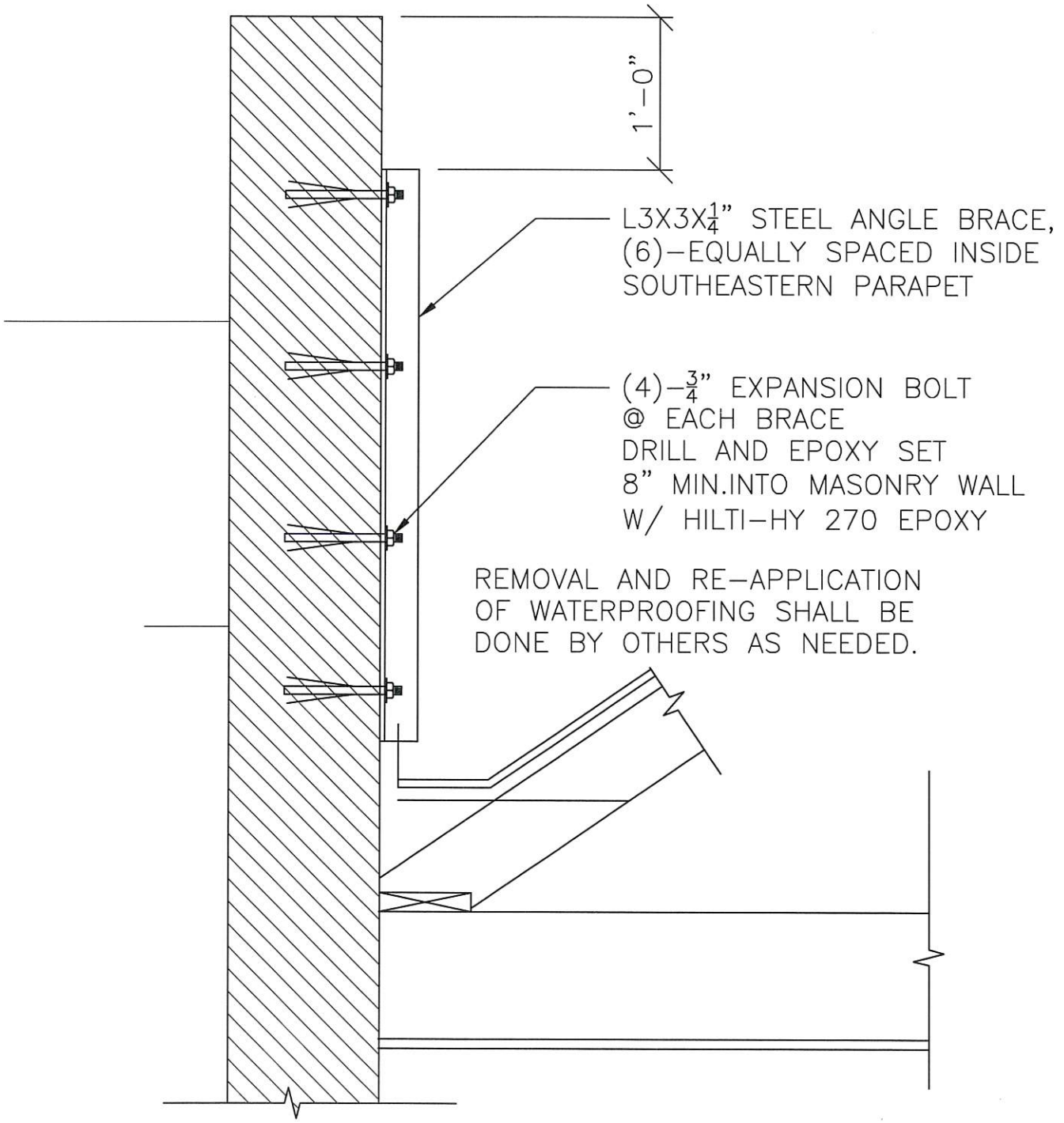
FILE 81-23
SCALE AS SHOWN

SHEET NO. 4
OF 6
DATE 7-26-23



B

BRACES AT SOUTHEASTERN PARAPET

SCALE: 1" = 1'-0"

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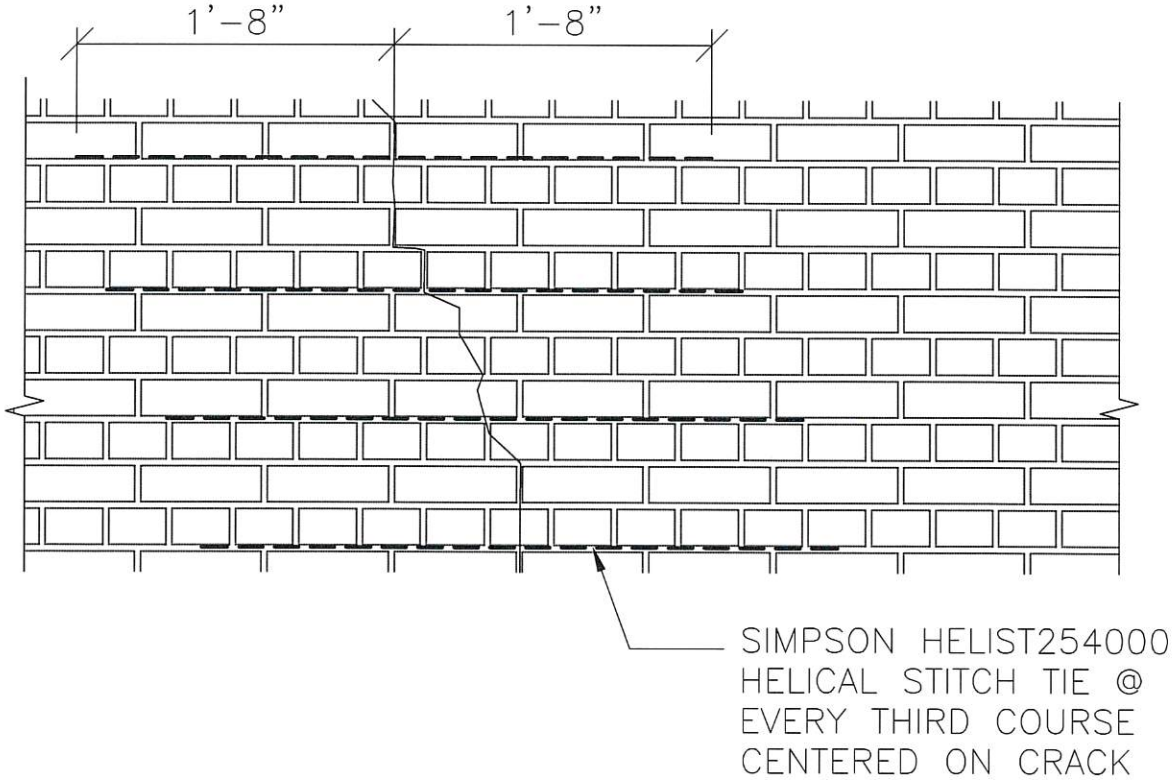
FILE 81-23
SCALE AS SHOWN

SHEET NO. 5
OF 6
DATE 7-26-23



C

BRICK TYPICAL STITCH

SCALE: 1" = 1'-0"

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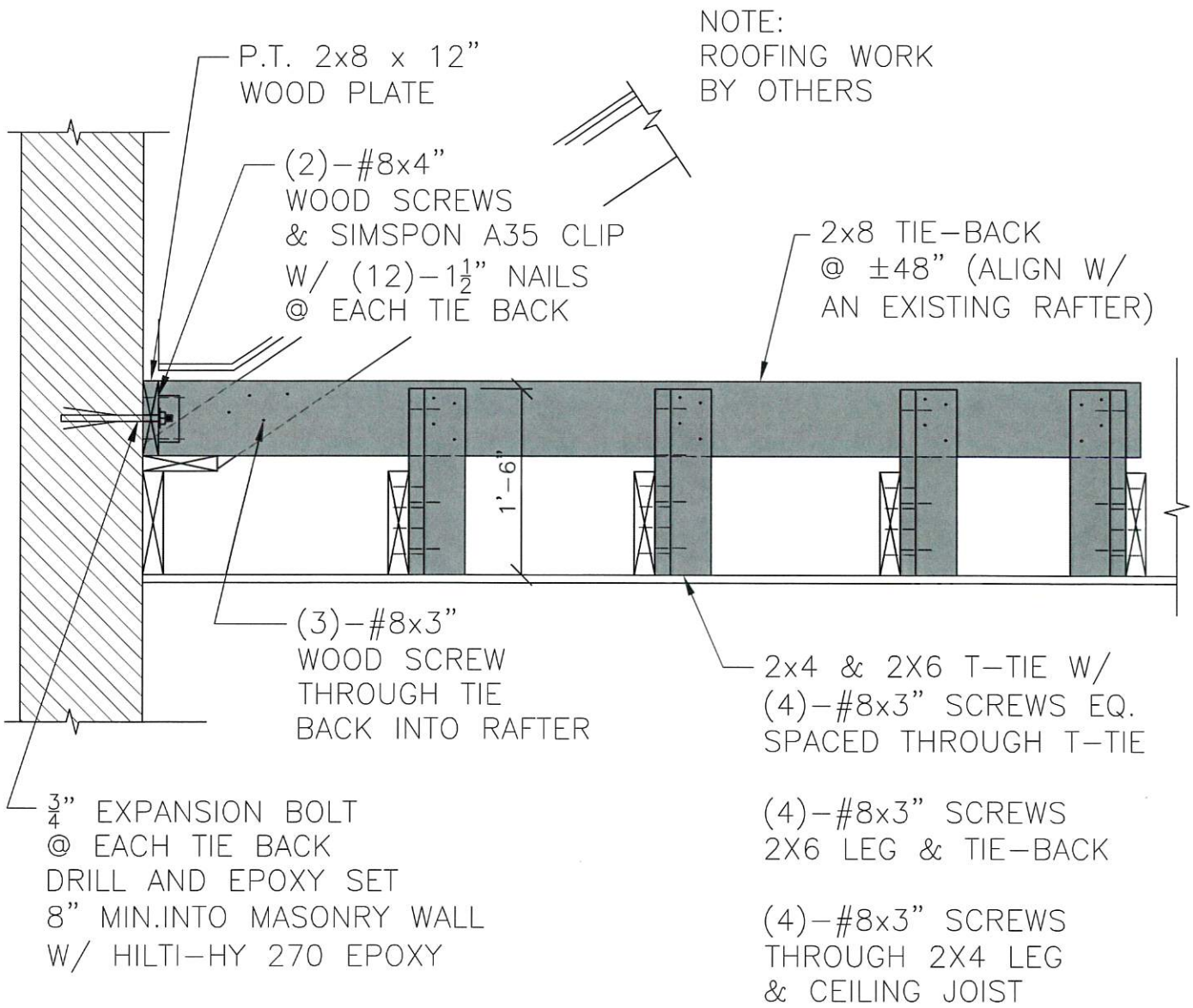
SHEET NO. 6
OF 6
DATE 7-26-23



D TIE-BACKS IN ATTIC SPACED AS PER PLAN

SCALE: 3/4" = 1'-0"