

16 February 2016

Ms. Julie Metz
Downtown Goldsboro Development Corporation
219 N. John Street
Goldsboro, NC 27530

Re: Old BB&T Building/Senior Citizen Building
200 E. Walnut Street, Goldsboro, NC

Preliminary Evaluation of Existing Building Structure

The above referenced site was visited on 9 February 2016 to observe the existing building structure and to provide an opinion on the suitability of the existing structure for renovation and redevelopment. The building is currently owned and operated by Wayne County. It is our understanding that the current owner has proposed to demolish the building. It is also our understanding that the City of Goldsboro would like to obtain ownership of the building with the goal of redevelopment in the near future.

The building is clearly in need of repair and it unsuitable for occupation in its current condition. The roof is leaking in multiple locations resulting in numerous problems that will require repair and/or replacement. Water was observed to be dripping inside the first floor of the two-story structure, even though it was clear and dry on the day of our site visit. Water damage was apparent in the observed finish materials on the walls, floors and ceilings. Mold was observed in several locations, and the building had a damp and musty odor indicative of mold damage. Water was observed seeping through the second floor framing. Water was also observed in the partial basement, where a sump pump has apparently malfunctioned. Any potential renovation of the building will need to involve the complete replacement of all finish materials: ceiling tiles, drywall, carpeting, etc. New Plumbing and HVAC equipment and ductwork will also be required, as the existing services are unsuitable for future use.

While the building is experiencing the effects of water damage due to an extensive roof leak, there was little significant structural damage observed in the building (with “significant” being defined as “beyond reasonable repair”). The roof is the obvious first area that will require repair. Some of the wood roof framing may need to be reinforced or replaced as part of the roof repair. Some minor damage was observed in the second floor framing, including split or damaged floor joists that can be repaired during a potential renovation. The sump pump will need to be replaced in order to pump water out of the partial basement. The first floor framing above the basement area appears to be suitable for future use with relatively minor repair. The first floor slab and bar joists are showing signs of age, but appear to be in adequate condition. It was noted that the slab drops between bar joists, but this appears to be the result of the mesh sagging under the weight of the wet concrete during the construction of the building (common for this type of floor construction). It does not appear to be the result of a structural deficiency of the building structure.

The entire perimeter of the building was walked to observe the condition of the exterior masonry cladding of the building. There were no observed stepped cracks in the existing masonry that would be evidence of excessive settlement of the building foundation. A report by Enoch Engineers, PA dated March 21, 2013 makes note of foundation failure on the eastern portion of the building. The report noted major cracks in the floor, walls, and ceiling, but these were not observed during this site visit. We contacted Enoch Engineers to discuss the building foundation. A member of their staff was familiar with the building but was unable to locate any photos of the areas in question.

It should be noted that though evidence of foundation failure was not observed, the possibility still exists that some foundation repair may be required if the building is to be renovated. There are several methods of potential foundation repair, including the installation of helical anchors to provide additional support to the existing building foundation. It is recommended that a full building analysis and evaluation be performed prior to the start of any future work on the building.

It is my opinion that though the building is currently unsuitable for use, it can be renovated if the proper analysis, design, and construction methods are implemented. If it is the desire of the City of Goldsboro to save the building, it is recommended that the existing roof of the building be repaired as soon as possible to avoid further damage to the building. It is also recommended that prior to any repair or renovation work, a registered architect and licensed structural engineer fully evaluate the building and document all areas of the building that will require repair. A qualified licensed general contractor is also recommended to perform all of the required repair work. If the above steps are taken, it is our opinion that the building can be renovated for future use.

We appreciate the opportunity to perform this service. Please feel free to contact me if you have any questions.

Sincerely,



Brian M. Ross, PE
Vice President
Structural Engineer



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