



Walter Pytiak & Company

December 15, 2021

Mr. Robert Roth
20 W. Washington
Clarkston, Mi 48346

Re: 42 West Washington

Dear Mr. Roth

I have visited the house at 42 West Washington, Clarkston, Michigan, and reviewed the engineering reports by Lopez Engineering dated February 13, 2009; March 9, 2009; September 15, 2010. I also read the report letter from McDowell & Associates dated January 8, 2009 and the Soils Exploration Report dated December 10, 2009.

As stated in McDowell's report, two clay storm man holes existed 4-5 feet near the northeastern corner of the house. Due to the age and neglect of maintenance, several compromising developments have occurred. The manholes got filled with heavy wet soil that caused a collapse of the clay structure, resulting in the structure sinking 6" below grade. The piping moving the water also got clogged with sediment causing a blockage resulting in storm water overflowing onto the grade. This was evident as stated in the McDowell report, that a "large" hole had developed between the manholes and the house. Years of this direct overflow saturated the ground soils, not only in the area of the manhole location, but also flowed under the basement of the house, following the natural grade of the ground, which is downhill towards the pond below. Again, this is clearly stated in McDowell's report.

After years of water saturation, a condition now exists of compromised soils under the foundation and floor slabs of this house. This is evident as the northeast corner of the house basement has collapsed and the floor slabs have also failed, they are cracked and sinking. A large portion of the south house foundation is sinking into the ground causing a horizontal 1" crack along the block basement wall. This condition has also caused the total collapse of half of the rear concrete deck. Due to this foundation movement, there is a crack going almost the entire length of the center of the basement floor going east to west. The south portion of the floor, from the crack toward the back yard, is slanted as you walk across it, obviously sinking, and following the rear foundation. This same crack has transferred up to the floor on the first level. It is also obvious that in the south portion of the back of the house, foundations continue to move. As I walked along the basement floor and tapped on it with a large crowbar, it was completely obvious that very large areas of this floor are hollow, meaning the soils beneath have washed away or sunk, thus causing voids. This is the same condition under the foundation that holds the house, as well as under the large fireplace foundation which supports a 4 story heavy masonry chimney structure with tons of weight in the center of the structure.

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Per McDowell's report, a recommendation of a series of pilings or helical screws are recommended to raise and stabilize the foundations and basement concrete floors due to the compromised soils to a depth of 18' to 29'6" into the stable ground. Installing pilings as recommended would cause heavy vibrations due to the pile driving operation. This would cause further structural damage to the house itself. Also, the heavy vibration could damage the nearby, aging neighborhood homes. Helical piers are an option, but not a cure-all or guaranteed remedy. McDowell's report directly states that areas not underpinned may further sink or deteriorate due to the very poor soil conditions.

As stated in McDowell's report, this house is in a compromised condition, where the foundations and floor slabs are moving and unstable. These referenced reports are from 2009. Over the past eleven years, it is highly likely that the soils under this house have continued to further settle, thus compounding the compromised soil conditions. In order to consider the type and scope of any kind of feasible attempts to repair of the damaged foundations and floor slabs, it is absolutely necessary to hire professional services of structural, helical, and soil engineers. The combination of costs to hire professional engineering services along with construction repair costs would greatly surpass the value of this home.

The foundations of this house are sinking, and because of this, the house is moving. Soil conditions are compromised under the house, and directly under the heavy, multi-story masonry fireplace. This house is sinking into the ground under its own weight due to the compromised soils from the water damage. This house is a danger to itself, to anyone who enters it, and to the general public. This house is far beyond any reasonable repair and I strongly recommend this house be condemned and razed as soon as possible.

Sincerely,

Walter Pytiak