

# ZAHN ENGINEERING, INC

## PROFESSIONAL ENGINEERS

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### INSPECTION REPORT / PROGRESS REPORT

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PROJECT NUMBER / NAME:

Bull Creek Fish Camp

DATE / TIME / WEATHER:

January 4, 2022 / 12 – 1 PM

INSPECTION BY:

Pete Zahn, PE, Rick Crist, CBC

OTHERS PRESENT:

BO SNOWDEN, BEN

COPIES TO:

NOTES/COMMENTS:

The purpose of the inspection was to evaluate conditions of the structure: foundations, structural integrity, condition wrt current FBC, flooding damage / condition.

#### Ground Floor

- Obvious high-water mark on exterior, about 3' above grade.
  - Cannot verify load path connection at slab.
  - Columns @ entry: new poured concrete / covered post to slab connection, so cannot verify connection per code. (trim pieces were in fire pit)
  - Wall bottom plate, studs, and structural wood posts (columns) in front entry room were black; some were soft and deteriorated from water damage.
  - Interior floor slopes in several directions. Very uneven.
  - Unable to verify interior wall and under slab components of electrical and plumbing systems.
  - New opening @ old doorway. Overhead beam sags. (span is too long for existing construction / loads)
  - Dining area: west wall with windows, floor shows a grade break @ center, floor slopes  $\approx$  1-2" to north and to south (drop).
  - New floor tiles show  $\frac{1}{2}$  - 1" tile set under tile to raise floor.
  - Kitchen area filthy from flood water and septic back up.
  - At location of new door opening, existing sill plate is black (water damage)
  - Unable to verify foundation elements (footers) under existing slab. This includes both perimeter and interior bearing wall footers.
  - Kitchen: Health Department approvals? Hotel / Rest approvals? Did not inspect kitchen equipment.
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Upstairs:

Floor slopes; soft / gives in various places. Cracked tile indicates differential settlement.

Unable to verify electrical or plumbing installations.

Residential over commercial kitchen. Unable to verify fire separation.

Exterior:

Water system. Add on piping over existing.

Stucco on exterior freezer / cooler is damaged.

Substandard patching noted at wall / slab interface on exterior freezer.

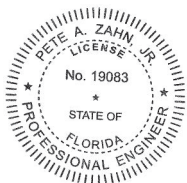
Several areas showed primary support columns to be cut. The cut sections show decay and water damage. This indicates a potential of support columns / studs being severely water damaged over the years.

Wiring is impossible to inspect. Several wall and ceiling outlets / fixtures are hanging loose.

We have concern regarding the residential use above the commercial kitchen with no fire suppression or separation.

There are substantial deficiencies throughout the structure. Testimony provided indicates the building is constructed on a mat of tree trunks and fill dirt; perhaps several layers. This would account for the differential settlement of the floor slab(s). It appears there are several additions / modifications to the original structure. The floor slab in different areas slopes unevenly. The primary reason for this would be differential settlement. This is very difficult to correct.

The improvements required are extensive and are estimated to far exceed 50% of the buildings appraised value. This requires the building to be brought up to the current Florida Building Code: foundation, structural, doors & windows, electrical, mechanical, plumbing, handicap accessibility. This will require the FFE to be a minimum of 1-foot above the BFE (approximately 4' above current existing grade). Remediation of the existing structure will be financially unfeasible due to the above FBC code requirements.



This item has electronically signed and sealed by Pete A. Zahn, Jr., P.E. on Date / Time Stamp shown using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed  
by Peter A.  
Zahn, Jr., PE

Date:

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