

Blazek-Hutchinson Builders, Inc.

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Amna Cline
10019 Hyland Croy Rd.
Plain City, OH 43064
614-425-1424

RE: 235 N. Roosevelt
Columbus, OH 43209

Having inspected the structure at the above referenced address, we feel that this home's foundation and floor system is unsuitable to be built over.

The structure appears to have been built as a frame on grade and some years afterward concrete was poured on grade, around the floor system, and in between all of the floor joists. The floor joists are of untreated dimensional lumber and without any separation from the concrete on grade and the concrete between the joists and under wall framing throughout.

Based upon what we have observed, we would not build any structure on the existing slab, since the actual foundation is unsuitable and needs to be removed along with the entire floor system that is compromised by the method of the construction.

Although there may be a foundation under the small utility area that might have been a small garage or other structure, added at some time, but its small size and relative uselessness and unknown construction, renders it not worthwhile to excavate to determine.

Based upon this, we believe the only course is to demolish the entire structure and rebuild with suitable foundation walls and proper crawl space and/or basement to correct building practices.



Luke Blazek, President
Hutchinson, Blazek-Hutchinson Builders, Inc.