



**Frank W. Neal and Assoc., Inc.**  
Consulting Engineers

June 16, 2011

Re: 215 W. 3<sup>rd</sup>. Avenue  
Clifton, Texas 76634  
FWNA Project No. 211315

Dear Mr. Ritzman,

Pursuant to your request I visited the building at 215 W. 3<sup>rd</sup> Ave., Clifton, Texas on June 6, 2011 for the purpose of reviewing the condition of the building and making any recommendations for remedial work, if remedial work is appropriate.

There were no plans of the original building that could be reviewed. During my visit I walked around the outside and walked throughout the interior of the building. I also reviewed the support condition of the wood framing as well as the condition of the wood. The exterior west, south and east walls are multi-wythe brick masonry walls. The roof framing is wood ceiling joists and roof rafters that are supported by the east and west masonry wall and an interior wood beam. The wood beams is supported by wood studs. The floor is a concrete slab that appears to be unreinforced.

Based on my observations I offer the following:

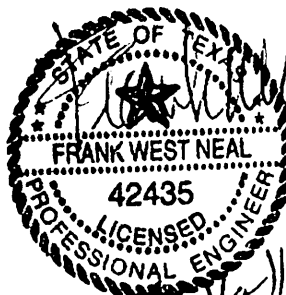
1. The southeast corner of the building has experienced settlement as indicated by the masonry that has shifted.
2. The wood roof framing appears to be in good condition. There do not appear to be any connections between the wood members and the masonry wall except for vertical support of the wood onto the masonry.
3. The north end of the wood interior beam is supported by multiple wood studs. There is considerable rot at the bottom of this support. I recommend the support either be supplemented with more wood studs or a steel pipe column replace the wood studs.
4. There is an opening in the west wall. I recommend an intermediate steel column be provided to support the top of the opening. The foundation wall that is below this area should be maintained and not removed.
5. Given there is no connection of the wood roof framing and the exterior masonry wall I recommend that steel channels be applied to the east wall and tie cables be connected from the new channel to the west wall. A detail is attached.

Thank you for this opportunity to assist you. Please let me know if you have any questions.

Yours truly,

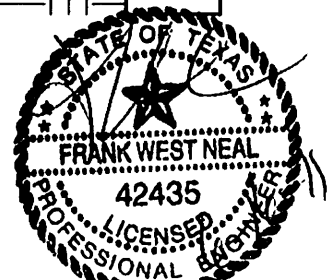
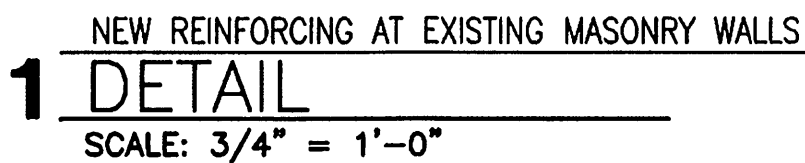
Frank W. Neal, P. E.  
Principal

Attachment



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Texas Certificate of Authorization No. F-000298

SECTION FOR:  
215 W. THIRD AVE.  
CLIFTON, TEXAS

|                       |                    |
|-----------------------|--------------------|
| REVISIONS             | DATE:<br>06-16-11  |
| △                     | SHEET #<br><br>SK1 |
| △                     |                    |
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| FWNA PROJECT # 211315 |                    |

3/8" CABLE  
AND TURNBUCKLE

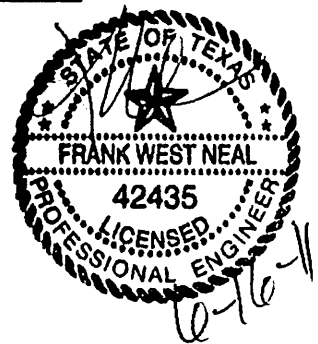
3 CABLE CLAMPS

3/4" EYE BOLTS

EXISTING EXTERIOR  
MASONRY WALL

C8x11.5 - PAINTED (TYPICAL  
OF 5 SPACED 5'-0" FROM  
THE CORNERS THEN  
EQUALLY SPACED)

NEW REINFORCING AT EXISTING MASONRY WALLS  
**1** DETAIL  
SCALE: 3/4" = 1'-0"



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DETAIL FOR:

215 W. THIRD AVE.  
CLIFTON, TEXAS

REVISIONS



DATE:  
06-16-11

SHEET #

SK2

FWNA PROJECT # 211315