

August 26, 2021

**RE:** Building Inspection of Storage Facilities at 16 Depot Street, Hudson Falls NY

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED];

Based on my site "walk-thru" of the Storage units A- B at 16 Depot Street in Hudson Falls this past Wednesday afternoon I am writing this letter (short form) to note my major concerns with those units. Below are attached photos; however I would acknowledge as discussed while there were also other concerns, the issues outlined below are the most serious.

**I** - Unit B – gable end garage doors were severely damaged and inoperable; requiring complete replacement, which includes rebuilding those door frames. As shown in the photo there is also an issue with water drainage at that end of the building and I believe has contributed to this condition.

To successfully eliminate the current water drainage issues, the current concrete foundation retaining wall would require extending and re-grading of the site soils and installation of underground drainage piping.

My estimate for this work would be:

- \$ 400 per door x 3 = \$ 1,200
- \$ 800 for concrete retaining wall extension
- \$ 1,600 for building end site regrading and underground drainage.



**II** - Unit A – the South gable end and east side of this unit displays water drainage issues impacting the foundation wall below. This is evident in the storage space below at this end (see photo). The structural crack as witnessed is the result not only of water at the gable end of the building but also the water buildup between the units A and B (east side of Unit A). The siding missing from the south end along with soffit and fascia damage and trim degradation, contributes to the degradation of the building sheathing. There is currently no weatherproofing of the building frame and structure; this is problematic.

I believe site regrading between these two units with underground drainage piping along the south end of the building will not only relieve the pressure on the foundation wall; but also help to eliminate water intrusion currently present in those lower levels.

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\$ 5,800 for site regrading / under-ground drainage piping down along south end of Unit A towards Depot Street. I calculated approximately 2,400 sq. ft. at a cost of \$ 3,500.  
\$ 1,600 for gable end siding & incidentals repairs to wall sheathing.  
\$ 1,800 for aluminum fascia and soffit repairs / replacement.



III - Units A – lower-level storage units exhibit floor slab surface damage from ground water and water migration from grades above between storage Unit A and B. The lower level units will require existing paving and incidentals removed and new asphalt paving installed. In addition, the stud wall separations and posts which are present (see photo) will require the sill plate cut out and replaced with pressure treated wood sill and the post cut back with a new post base installed – to insure no further degradation of these structural members.

\$ 6,400 for lower-level slab removal and re-paving.  
\$ 4,800 for wood walls and post structural re-work



**IV** - Units A and B have a total of 8 additional garage doors with varied repairs or replacements required.

\$ 6,400 for garage doors and frames repairs and replacement.

Respectfully: **DON**

Susan L. Davis,  
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