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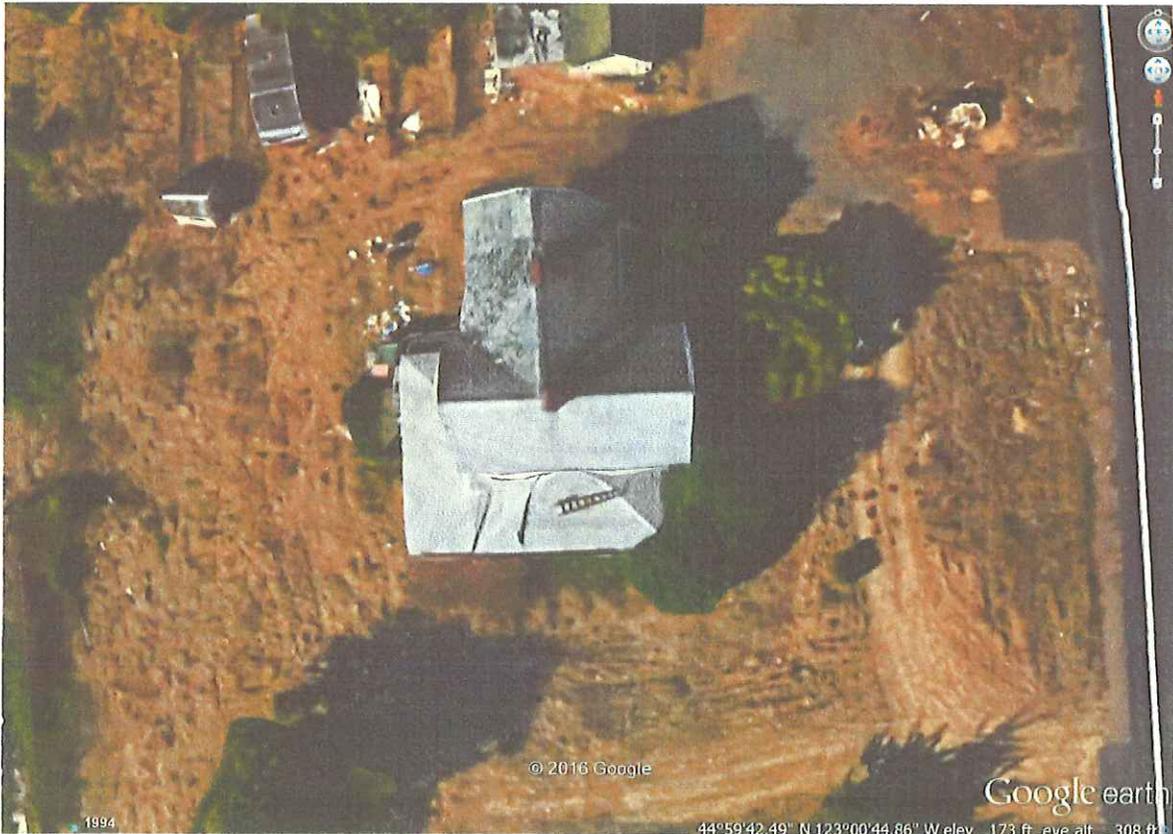
Salem, Oregon 97302
(503) 363-9227

Herber Farm House

Building Review

July 27th, 2016

Our office has prepared this report to document the current status of the existing home located on the Herber Family property on Verda Lane NE, in the City of Keizer.



The original portion of the present house was constructed in the 1870's. Since that time, the house has had three exterior additions and several interior remodels.

In the 1920's the rear veranda was enclosed.

An addition to the south was added to the home in the early 1970's.

There has been a partial enclosure of the front porch area in the early 1980's.



The above shows the approximate locations of the additions

The interior of the homes has been remodeled on more than one occasion, up grading the kitchen, adding interior plumbing to the home, adding electrical wiring to the home, up grading the electrical fixtures, and weatherization upgrades to the windows and insulation

We reviewed the structure in terms of its ability to be restored to its original condition and/or to be moved from the property to another site.

The home was constructed on a laid rock foundation.



We were unable to locate any type of foundation anchor system in the area of the original structure. The supporting structure of the home are timbers and poles resting on the rock supports.



The roof of the home is in reasonable condition, but will need replacement in the next two years.

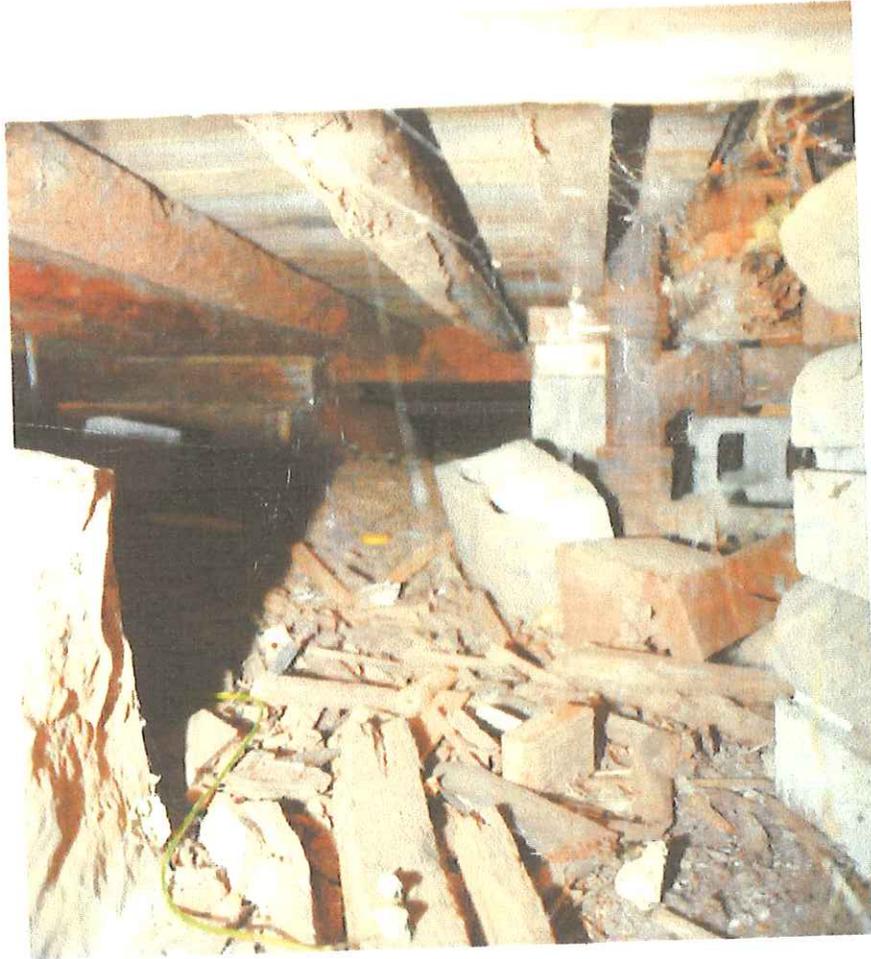
The exterior of the home has several areas with deterioration and disrepair.



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We noted the presence of significant wood dry rot and termite damage to the supporting structure of the home.



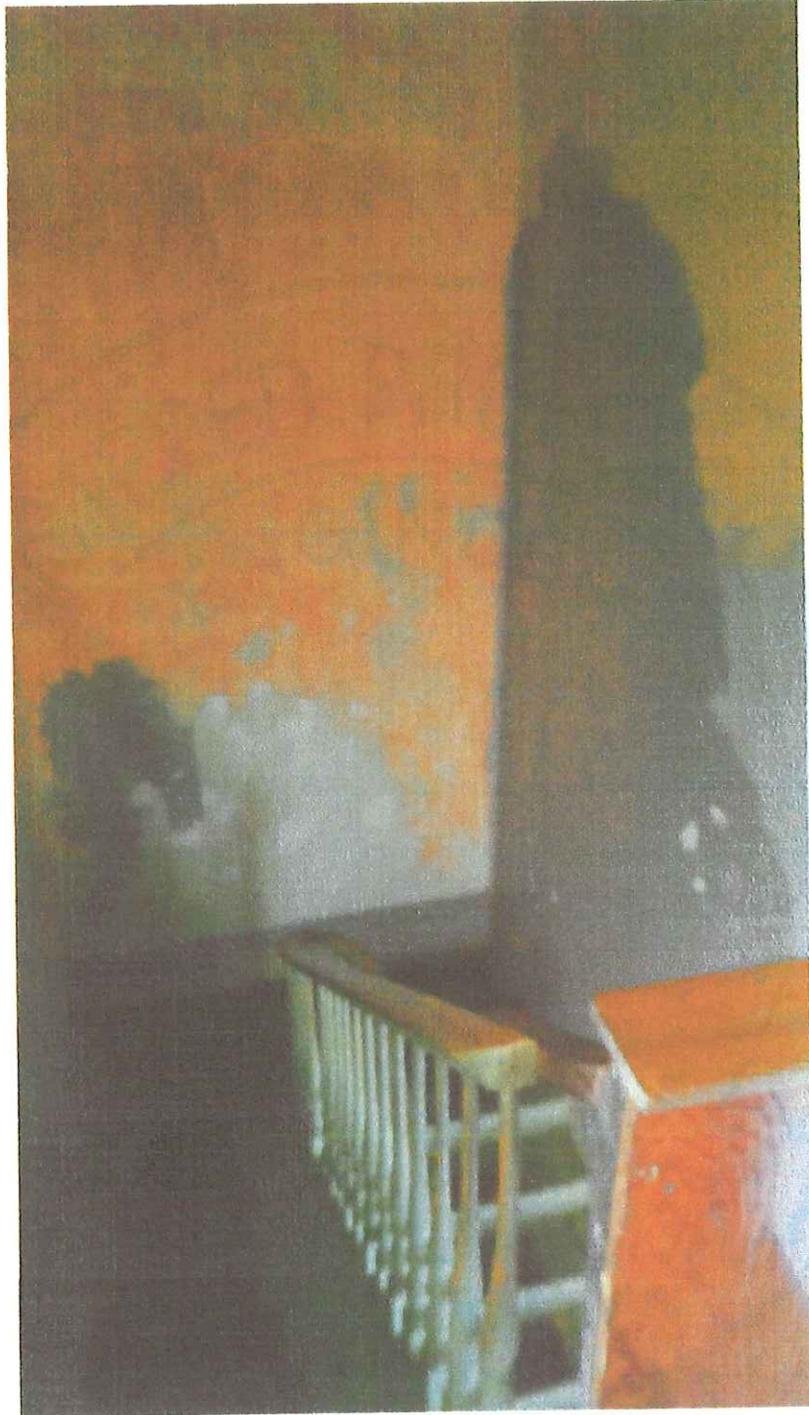
The under floor area of the home has a large quantity of old wood material. The presence of this material increases the presence of insects and wood damaging elements to the home.

The deterioration of the supporting system is evident in the presence of changes in floor elevations, sags and sloping floors.

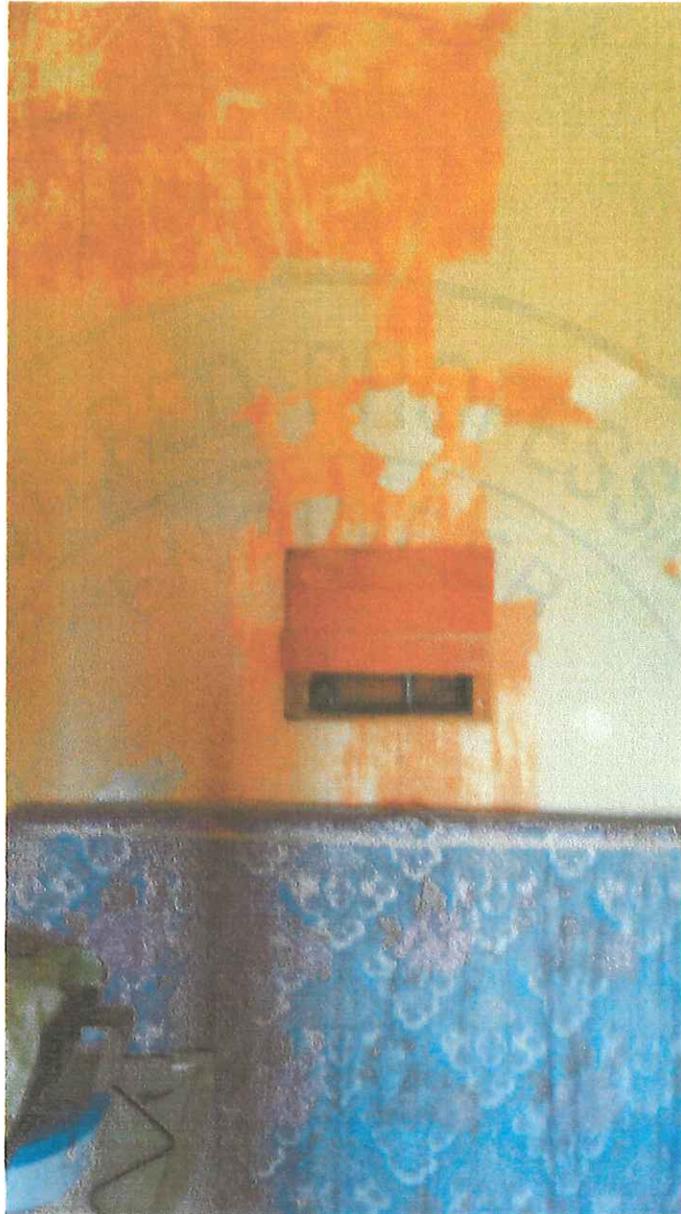
The age of the home is such that no lateral load supporting members were installed as would be required by current codes.

The lack of foundation anchors also means that the expected overturning resistance that is installed under current codes is also missing.

The interior of the home has some issues that would require modification and repair to be safe and usable for the Public.



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We did not conduct an invasive inspection of the walls of the structure in that at present there are residents within the home.

Our expectations, based on the observations made so far, that very significant deterioration issues exist in the building elements.

The ability to relocate the structure is our estimate would be difficult, given the manner of the additions to the home, the fact that both plumbing and electrical were additions to the home and in many instances are located in the underfloor area and wall chases.

The other element is the expected costs of restoration. To restore the structure to its intended "historic" nature, provide needed lateral stability resisting elements, and anchors to the foundation and soil in a manner that will resist overturning forces as well would be very large, likely exceeding the present value of the building as it exists today.

Just a few years ago, the Herber Family discussed with the Keizer Fire District, the use of the home as a "burn to learn" structure. The family elected to put that activity on hold at that time.

It is our professional opinion as a professional engineer that has designed new and remodeled homes, apartments, and commercial buildings, that the costs to restore this house is beyond the expected benefits to be received.

