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January 25, 2021

Mark Kuhn, Property Manager  
St. Davids Park Condominium Association  
P.O. Box 1605  
West Chester, PA 19380

Re: St. Davids Park Condominium Association – Structural Evaluation Report

Dear Mark,

On January 15, 2020 we performed an inspection of the above referenced property and those present during the inspection were Brenda, Board President, and Seth Reynolds, E.I.T., who performed the inspection. This report was reviewed and signed by Gregory S. Bustamante, P.E. The weather conditions during our inspection were partly cloudy and about 40 degrees Fahrenheit.

The primary objective of this inspection was to evaluate the building structure to form an opinion on the removal of a wall which separates the kitchen and living room in the typical one-bedroom layout on the first floor.

The inspection report is limited to observations made from visual evidence readily available without performing intrusive inspections, disassembling materials or subsurface investigations. The report is not to be considered a guarantee of condition and no warranty is implied.

## **PROPERTY DESCRIPTION**

The community is comprised of three-story buildings with four units per building and a basement which is used for storage. The structure consists of stone foundation walls with a concrete slab and a wood frame with brick exterior walls. Roof construction varies between flat and gable roofs.

Access was provided to the interior of two first-floor units including a one-bedroom and two-bedroom unit as well as the attic and basement of a gable roof building. In addition, partial visual access was provided to the roof/ceiling framing of a flat roof building. Based on conversations with Brenda, each building has the same general layout and no observations made during our site visit indicated differently.

## **FINDINGS**

For directional purposes, we utilize the terms “left, right, front, rear” from the perspective of a person facing the front entrance of the building. Please refer to the attached photographs and building layout diagram.

Buildings with gable roofs are of wooden A-frame construction which are supported by the front and rear exterior walls. Wood ceiling joists span approximately halfway across the short-dimension (front to rear) of the building and are supported by a central load-bearing wall.

Flat roofs are supported by wood roof/ceiling joists which span approximately halfway across the short dimension of the building and are supported by the central load-bearing wall.

Wood floor and ceiling joists on each story are also running parallel to the short dimension of the building and are supporting the central load-bearing wall.

The central load bearing wall runs the entire length of the building parallel to the long-dimension exterior wall. In the basement, a steel column is used to support a beam of unknown construction which carries the load bearing wall above.

## **CONCLUSION**

In conclusion, based on visible evidence readily accessible during our inspection, the wall that separates the kitchen and living room in the typical one-bedroom layout on the first floor, as shown in the attached diagram, is not a load bearing wall and can be removed. This report is not intended to list all load-bearing components of the structure as should not be construed as such. As a precaution, an engineer should be contacted prior to the removal of any wall.

If conditions are uncovered that were not visible during our inspection, the engineer should immediately be contacted. We cannot be responsible for conditions that could not be seen nor was part of the overall scope of services.

This report has been prepared in strict confidence with you as our client and no reproduction or re-use of this report for the benefit of others is permitted without express written consent. Further, we will not release this report to anyone else without your written permission.

Thank you for the opportunity to be of assistance.

Sincerely,



Gregory S. Bustamante, P.E., B.I.E., President  
BUSTAMANTE ENGINEERS, INC.

GSB/sm

Attachments: Photographs, Building Layout Diagram



1. Front view of typical gable roof building.



2. Front view of typical flat roof building.



3. Roof rafters in attic of Gable-framed building



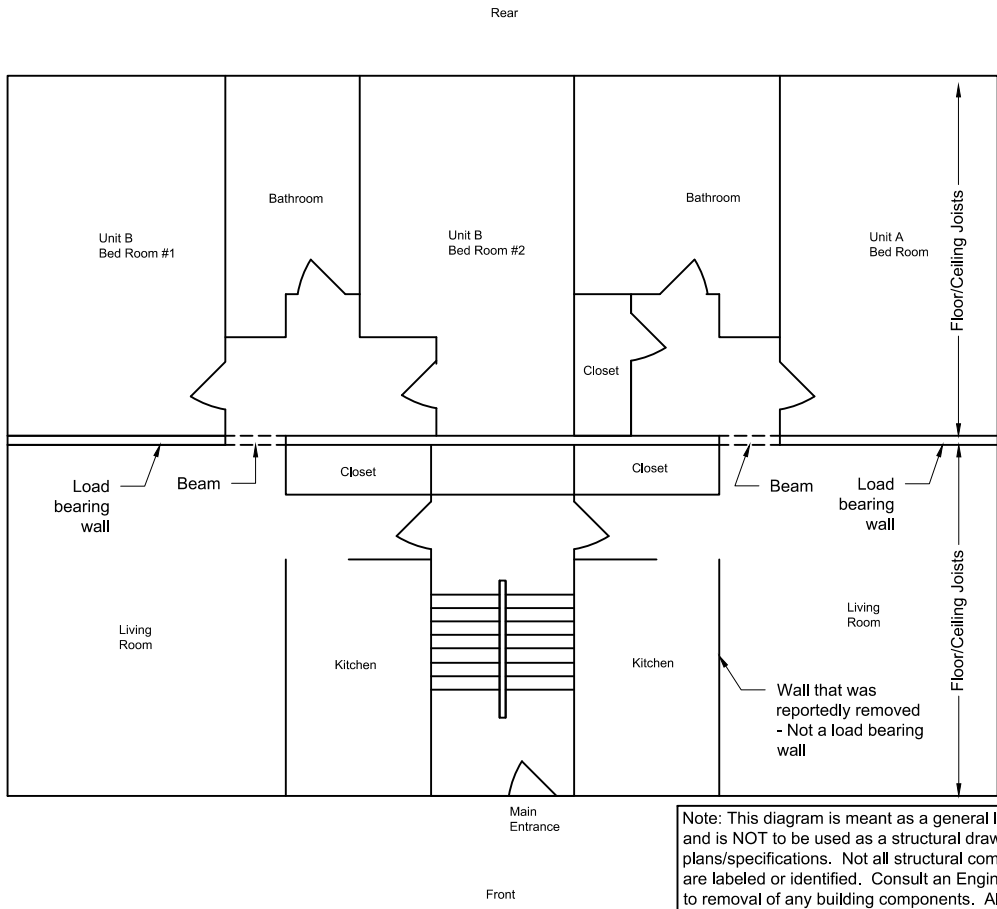
4. Steel column in basement supports load bearing wall above.



5. Photograph taken looking into attic shows roof/ceiling joists bearing on center load-bearing wall.



6. View inside two-bedroom unit showing load-bearing wall and wall separating kitchen and living room.



Note: This diagram is meant as a general layout only and is NOT to be used as a structural drawing for plans/specifications. Not all structural components are labeled or identified. Consult an Engineer prior to removal of any building components. All dimensions and locations are approximate.

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# First Floor Layout Diagram

SCALE: NTS



**BUSTAMANTE ENGINEERS, INC**  
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Client: St. Davids Park Condominium Association  
Radnor, PA

Project: Structural Evaluation Report

Revision	Rev. 1
Date	1/25/2021
Scale	As Noted

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