

Tenequip, Inc.

Evaluation of Building @ 225 Moon Clinton Rd, Moon, PA

George L. Wick P.E.
2-24-2024

Tenequip, Inc

270 Lakeview Road

Ford City, PA

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2/24/2024

On February 15, 2024, I George L. Wick P.E. performed a visual structural inspection of the building located at 225 Moon Clinton Road, Moon, PA with the assistance of Bill Devault of Disaun Enterprises and at the request of Sean Saunders of Disaun Enterprises, LLC. The building is a 160'x50' two story building with a basement beneath the last forty foot of the South end of the building. The building was constructed on level ground for about 100' from Moon Clinton Road and then slopes off to the south. There is a bar on the first-floor North end with apartments overhead on the second floor. The center section is two stories of the apartments and the south end section is two stories of apartments with a basement beneath containing a boiler room and apartments. On the South section the upper floor cantilevers out approximately eight feet containing apartments over the South end of the building, which forms a roof for a porch on the first floor above the floor slab at the basement level.

The building is constructed with exterior walls of 12" masonry from grade to the underside of the roof. The West side is completely bricked with red brick. The North wall is bricked with a masonry-colored brick and the East and South walls are not bricked. The roof is comprised of rafter type trusses on the North end, steel joists with metal roofing on the middle and South end, and with some wood rafter roof with metal sheeting. The interior walls are constructed of 2x4 with dry wall and some load bearing masonry walls. The floors are made up of wood joists with plywood and flooring. The building windows are single panel windows of several different sizes. The foundation was not visible to determine its construction or condition.

The building currently is badly cluttered with debris, old furniture, pieces of building components which cover much of the building floor space. The roof on the South half of the building is missing in some areas and leaking everywhere. The South roof bar joists and roofing materials are badly corroded. The rafter type trusses on the North end are leaking in some areas and the construction does not appear adequate for the roof loading and type of construction present. The first-floor has been damaged by the leaking roof over the years and feels spongy when walked on. The second-floor system has been exposed to direct rain and snow in many areas for what appears to be many years and is badly decomposed. The electrical wiring is exposed throughout the building and fuse boxes present appear to be in dis-array. The first-floor interior walls are damaged by the high moisture content in the building at the first-floor level but the studding may be all right.

Salvageable components of the building are the foundation, structural masonry, first and second floors support stringers, most of the first-floor structural components of the interior walls and portions of the second-floor interior walls. The foundation, while not visible, is in good shape, because of no masonry cracking on the East and North walls and limited cracking on the West and South walls. The floor stringers are for the most part reuseable because the existing flooring has protected them from direct moisture contact. The interior walls on the first floor were not exposed to direct water contact and some should be reuseable, while much of the second-floor interior walls were subject to direct water contact and will not be reusable. The low lean-to roof structures of the Northwest side corner alongside of the saloon area maybe salvageable.

Unsalvageable components would include the roof, ceilings on the second floor, majority of interior walls on the second floor, flooring material on the first and second floors, electrical system, lighting system, majority of drywall material, windows, all doors, and wood work on first and second floors.

There is evidence of settlement on the Southwest corner of the building. The settlement appears to be the result of the second floor extending out over the South wall. The South end cantilevered portion is supported by badly corroded structural steel tubes, which maybe supported on faulty or under sized footings. There are cracks in the bricks around the second floor most South-West wall window and the South wall indicate settlement in the South-West building corner. This settlement problem will need to be addressed.

The second-floor extension at the South end of the building will need addressed, because the structural tubing supporting the extension appear heavily loaded and severely corroded and it will probably need replaced.

In summary, the existing building located at 225 Moon Clinton Road, Moon, PA can be restored with the re-use of the building foundations, exterior structural masonry walls, first and second floor structures, most of the wall structures of the first floor, a small portion the wall structures of the second floor, and many of the interior masonry walls. The current roof will need to be entirely replaced, except possibility for the lean-to roof structures along the saloon portion at the Northwest building corner. The building's utility systems will all need to be replaced.

Respectively, Submitted



George L. Wick P.E.

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