



September 23, 2022

City of Clinton
Attn: Tammy Johnson, Community Development Director
611 South 3rd Street
P.O. Box 2958
Clinton, IA 52733-2958
tammyjohnson@cityofclintoniowa.us

Re: 1010-1012 South 4th Street

Dear Ms. Johnson:

This letter is a follow up my visual assessment of the of the property at the above referenced location on September 21, 2022. The assessment is response to a request by you to have a licensed engineer with a structural specialty to provide a recommendation to whether the property is safe to enter for asbestos mitigation.

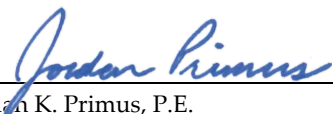
The building at 1010-1012 South 4th Street is in severe disrepair and has many failed structural elements. This stems from a failed roof system and years of water infiltration. A picture of the roof has been provided below and is boxed in red. The water damage is the root cause of the failed structural elements. Furthermore, the brick façade is extremely deteriorated and loose bricks are present on all sides of the structure which poses a significant hazard to pedestrians. It is my opinion that the building is beyond the point of repair and is unsafe to enter.

It should be noted that my assessment was limited to the elements of the structure that were accessible and visible. The investigation was of a visual nature only and any conclusions and recommendations are in accordance with generally accepted structural engineering practices and standard of care. No warranty or guarantee is implied or made.

Please call me at (309) 378-1401 if you have any questions or need any additional information.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY: 

Jordan K. Primus, P.E.
General Manager, Cedar Rapids Office
Iowa Licensed Professional Engineer
License No. 26587 (Expires December 31, 2022)

Encl.

cc: File

