Paul Michael Visual Building Inspection Report

by

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Prepared for Van Zandt County
Canton, TX 75103

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Scope:

This report is being written at the request of Judge Andy Reese of Van Zandt County. The reason for this report is to convey our observations after a site visit on February 4, 2025 to the Paul Michael building located in Canton, Texas with the purpose of performing a visual building inspection.

Observations:

There are two buildings at the location. The first building (known as building 1 hereafter) is a Pre-engineered metal building (PEMB) that has a second floor and a covered concrete area on the north side of the building. The second building (Known as building 2 hereafter) is a PEMB and is located to the north of building 1.

Building 1 observations:

During the visual inspection of building 1 it was observed that the overall structure was in very good condition and no severe structural damage was present. The roof "X" bracing and portal frames were in place (See Photos 1-6). It did not appear that any damage or cutting or changes were made to either of the "X" bracing or the portal frames. The connections of the interior columns to the rafters seemed to be adequate and undamaged, as did the connections of the floor beams to the columns (See Photos 7 and 8). The columns bear on concrete pedestals that, according to the existing drawings, are supported on isolated spread footings (See Photos 9 & 10). There was no indication of significant movement, settling or damage that could be seen around the pedestals. There was some minor cracking in the slab (See Photos 11-15). The concrete slab appeared to be in very good condition. The covered concrete area to the north of building 1 had the roof "X" bracing present, as well as, the portal frame for stabilization (See Photos 16-18). This area showed no areas of concern from a structural standpoint.

Building 2 observations:

During the visual inspection of building 2 it was observed that the overall structure was in good condition and no sever structural damage was present. It appears that the building was built in 3 or 4 sections (add-ons) as there was different framing patterns in different portions of the building (See Photos 23-26). The wall framing was not exposed, so it could not determine if any "X" bracing or portal framing was located in the walls (See Photo 19). There was only roof "X" bracing seen in two locations, but one of the locations showed the "X" bracing stopping instead of being continuous to the other side of the building (See Photos 20 and 21). Both these locations were in one portion of the building with no other portion or add-on build having any visible roof bracing. It is customary to see some form of roof bracing in each area as they act independently of each other. There were noticeable popping noises occurring at the time of the visual inspection. The concrete slab showed signs of minor cracking (See Photo 22). The concrete slab appeared to be in good condition.

Conclusions:

Building 1 (File storage on ground floor and office use on 2nd floor):

After performing the visual inspection of building 1 and the covered concrete area both appeared to be very good condition. The cracking seen in the slab is typical minor aesthetic cracking and not structural in nature. The concrete slab is six inches thick and should be adequate to handle the storing of files without structural damage. The second floor is rated for 125 pounds per square foot and should be adequate for office use and light storage.

Building 2 (Courtrooms):

After performing the visual inspection of building 2 it appears to be in good condition with no structural damage observed. The presence of wall bracing, either "X" bracing or portal framing, should be confirmed. The popping noises are an indication of the building moving/drifting excessively or the occurrence of differential movement. This would be the different portions of the building (built at separate times) moving different amounts or even in different directions. This may be due to the lack of roof and/or wall bracing in each portion. The typical scenario that is seen in this case is that each portion or add-on has its own lateral bracing or framing. It is my suggestion that bracing be added in the portions that are without any bracing. If bracing is added in these areas the movement would be minimized. Similar to building 1, the cracking in the slab is typical minor aesthetic cracking and not structural in nature. My assumption is that the concrete slab is at least four inches thick which would be adequate for courtroom use.

Exceed Engineering

Allen Taylor

Allen (Matt) Taylor
Project Manager/P.E.

Photo #1 (Roof “X” Bracing – Building 1)

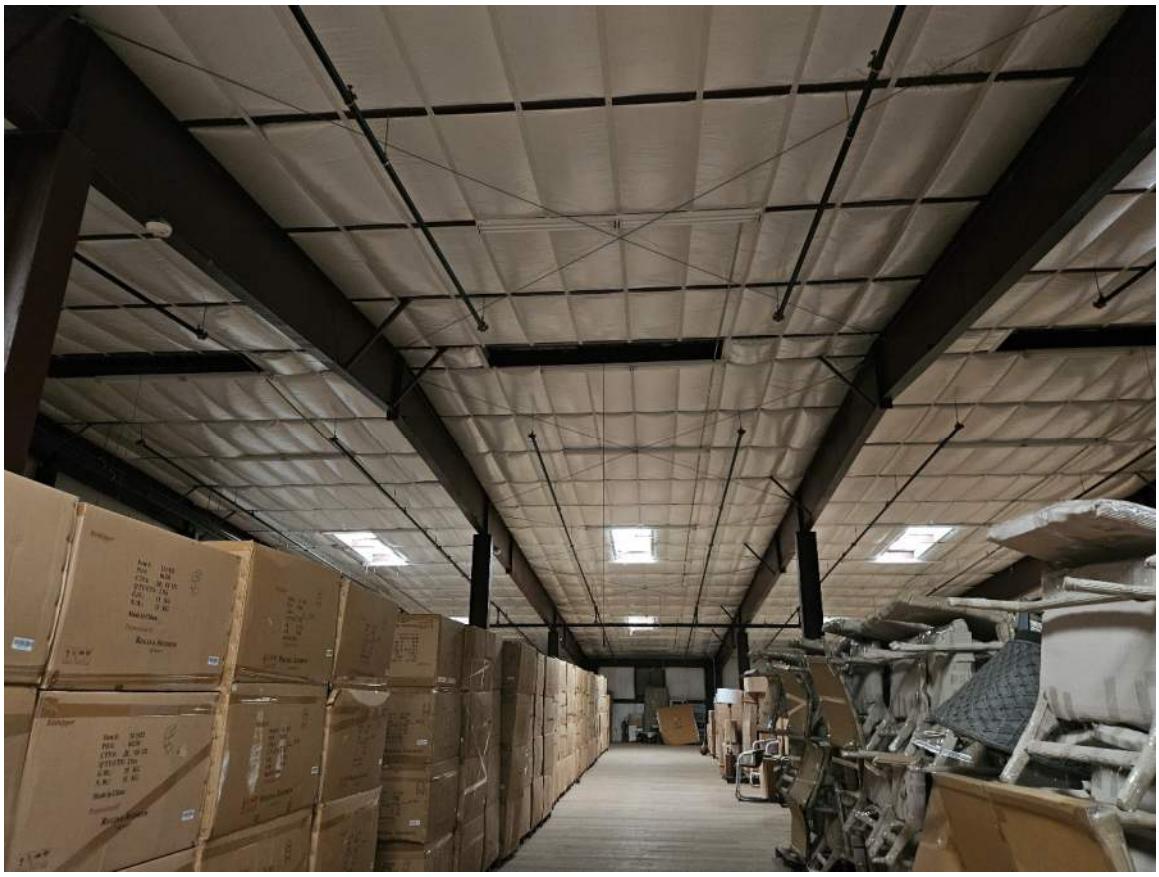

Photo #2 (Roof “X” Bracing – Building 1)

Photo #3 (Portal Frame – Building 1)

Photo #4 (Portal Frame – Building 1)

Photo #5 (Portal Frame – Building 1)

Photo #6 (Portal Frame – Building 1)

Photo #7 (Typical Interior Column to Rafter Connection – Building 1)

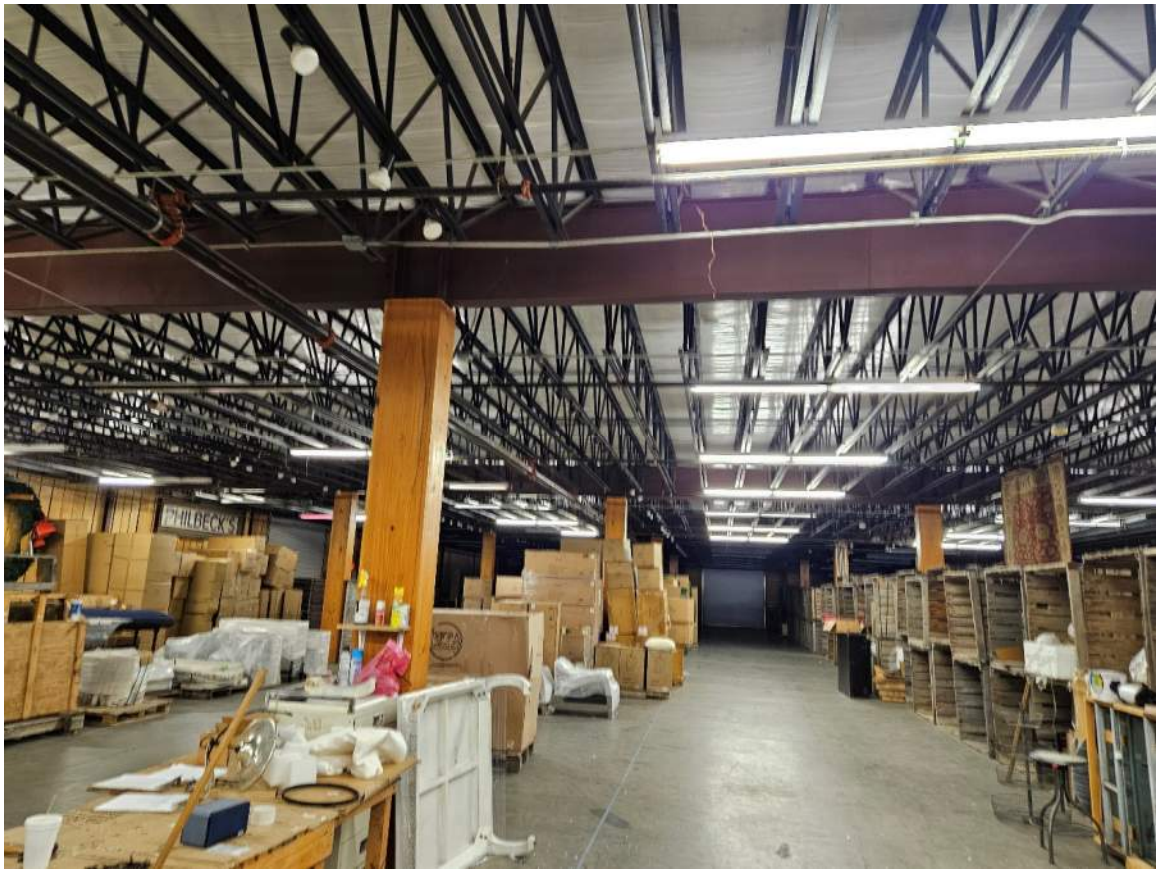

Photo #8 (Typical Second Floor Beam to Interior Column Connection – Building 1)

Photo #9 (Typical Interior Column Pedestal Condition – Building 1)

Photo #10 (Typical Interior Column Pedestal Condition – Building 1)

Photo #11 (Concrete Slab Cracking – Building 1)

Photo #12 (Concrete Slab Cracking – Building 1)

Photo #13 (Concrete Slab Cracking – Building 1)

Photo #14 (Concrete Slab Cracking – Building 1)

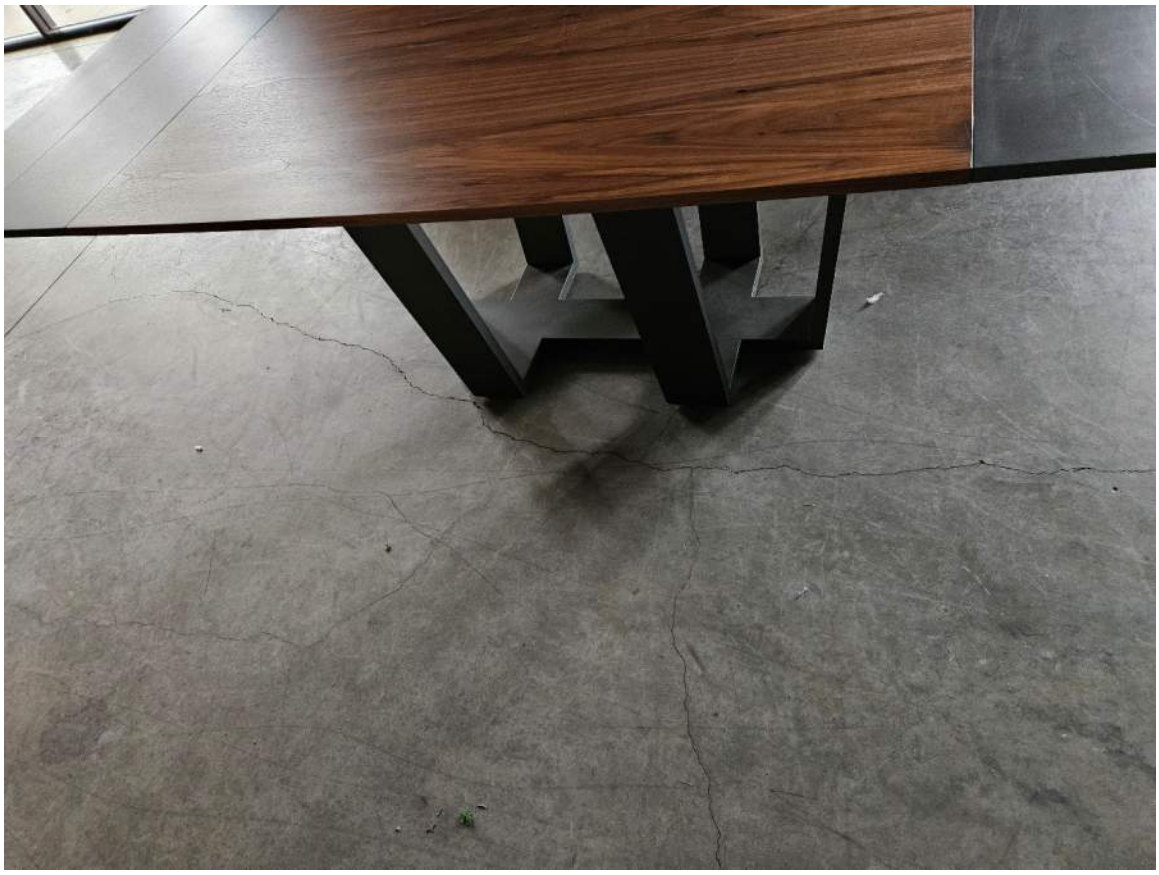

Photo #15 (Concrete Slab Cracking – Building 1)

Photo #16 (Portal Frame & Roof "X" Bracing @ Covered Concrete Area – Building 1)

Photo #17 (Portal Frame & Roof "X" Bracing @ Covered Concrete Area – Building 1)

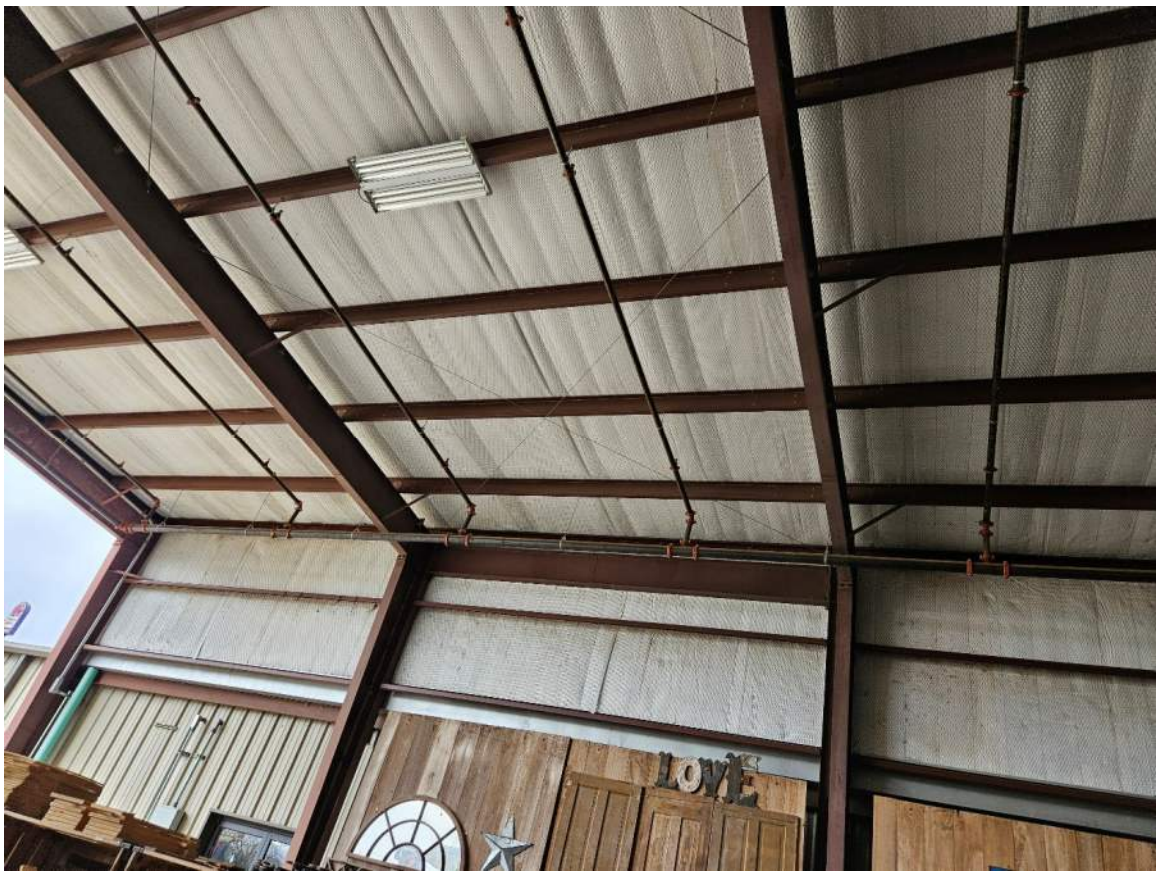

Photo #18 (Portal Frame & Roof "X" Bracing @ Covered Concrete Area – Building 1)

Photo #19 (Walls not exposed therefore couldn't see any bracing if present – Building 2)

Photo #20 (Roof "X" bracing in one portion – Building 2)

Photo #21 (Roof “X” bracing stops instead of continuing – Building 2)

Photo #22 (Typical concrete slab cracking – Building 2)

Photo #23 (Indication of add-on or separate build – Building 2)

Photo #24 (Indication of add-on or separate build – Building 2)

Photo #25 (Indication of add-on or separate build – Building 2)

Photo #26 (Indication of add-on or separate build – Building 2)