



Professional Service Industries, Inc.
5362 West 78th Street
Indianapolis, IN 46268

Phone: (317) 876-7723
Fax: (317) 876-8155

Exhibit 2

Report No: DFR:00142591-1/1

Issue No: 1

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Approved Signatory: Alex Stanley (Department Manager)
Date of Issue: 3/3/2023

Daily Field Report

Client: MEYER FOODS MANAGEMENT
COMPANY
1448 CONNER ST.
NOBLESVILLE, IN 46060

CC:
BOB GOINS

Project: STRUCTURAL EVALUATION
NOBLESVILLE, IN

Date: 2/17/2023

PSI Representative: Alex Stanley

As requested, PSI was onsite today to perform a structural evaluation of the existing residential building located on the east side of the parking lot for Meyer Foods Management. The purpose of our observations was to assist with determining if this residential building is structurally sound, as it is located within the historical district of Noblesville, IN.

Below is a summary of our field observations. Additionally, see the attached photographs depicting our findings.

Basement/Crawl Space

- Floor joist rotting at support columns.
- Sill plate at wall to foundation interface rotten.
- Air gaps observed to outside from utility penetrations.
- Masonry in foundation wall damaged.
- Concerns about code compliance for utilities in basement and crawl space.

Entrance/Porch

- Concrete at entrance porch has settled several inches. This concrete supports a column which is supporting the porch and roof line.

Foundation Walls

- The east foundation wall masonry is severely damaged, with most of the mortar joints eroded. Portions of this wall are completely unattached to the main structure. Some of the brick were not held in place as shown on the attached photos.

Chimney

- The chimney appears to be settling, which is resulting in the chimney pulling away from the main structure.

Interior Floor

- The interior floors have settled or sagged throughout the building, with up to a 1 inch difference observed over the length of a 4 foot level.

Interior Walls

- Cracking of the interior wall was observed throughout the house, but particularly noticed at the south wall near chimney.

Ceiling / Roof

- Water spots were observed in the ceiling two locations, indicating roof leaks.

Exterior Concrete

- Exterior concrete between the house and detached garage as well as the drive leading into garage has severe distress.

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Photo 1: Floor joist showing signs of rot/distress.



Photo 2: Floor joist showing signs of rot/distress.

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Photo 3: Utilities have open air gaps to the outside.



Photo 4: Distressed foundation wall in basement.

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Photo 5: Concern about code compliance with basement utilities.



Photo 6: Sill Plate for exterior wall is rotten.

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Photo 7: Front porch at entrance has settled several inches.



Photo 8: Due to settlement of porch, the column supporting the porch is damaged.

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Photo 9: East foundation wall severely damaged, with mortar joints missing.



Photo 10: The foundation wall to wood framed wall interface severely damaged at SE building corner.

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Photo 11: East foundation wall severely damaged, with mortar joints missing.



Photo 12: East foundation wall severely damaged, with mortar joints missing.

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Photo 13: The chimney is settling and pulling away from the main structure.

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Photo 14: Another view of the chimney pulling away from the main structure.

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Photo 15: Portions of the interior floor have significant movement/sag.



Photo 16: Cracking was observed throughout the interior wall, particularly the south wall. Indicates foundation settlement.



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Photo 17: View of wall at fireplace mantle, cracking indicates the chimney is pulling away from the main structure.

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Photo 18: Roof is sagging throughout, the above view is the north side of the building.



Photo 19: Water marks in the ceiling indicate the roof is leaking.

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Photo 20: Water marks in the ceiling indicate the roof is leaking.



Photo 21: Settlement and cracking of the exterior concrete – between house and detached garage.



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Photo 22: Concrete drive lane distressed at garage entrance.