

Engineering Synopsis- 402 West Market – Diner

Roofing:

The roof is in poor condition, with multiple problems including leaks near roof fans, failed seams, and an aged rubber roof. Replacement is required.

The steel roof underlayment is rusted and compromised. Replacement is required.

Kitchen:

if the planned future use of this building requires a commercial kitchen, a complete renovation of that area would be required to bring that area up to current codes and industry standards

Plumbing:

All Plumbing is in poor condition. Renovation and upgrades to the facility would require new plumbing, installed in a comprehensive manner.

Electrical:

The entire electrical service is in poor condition. Functional electrical service, designed and built according to current codes and standards is needed.

Flooring:

Water damage and general age and wear have contributed to the poor condition of the flooring. It needs to be replaced.

HVAC:

The systems are not currently functional.

General:

The rear wall and emergency door need replacement.

Summary:

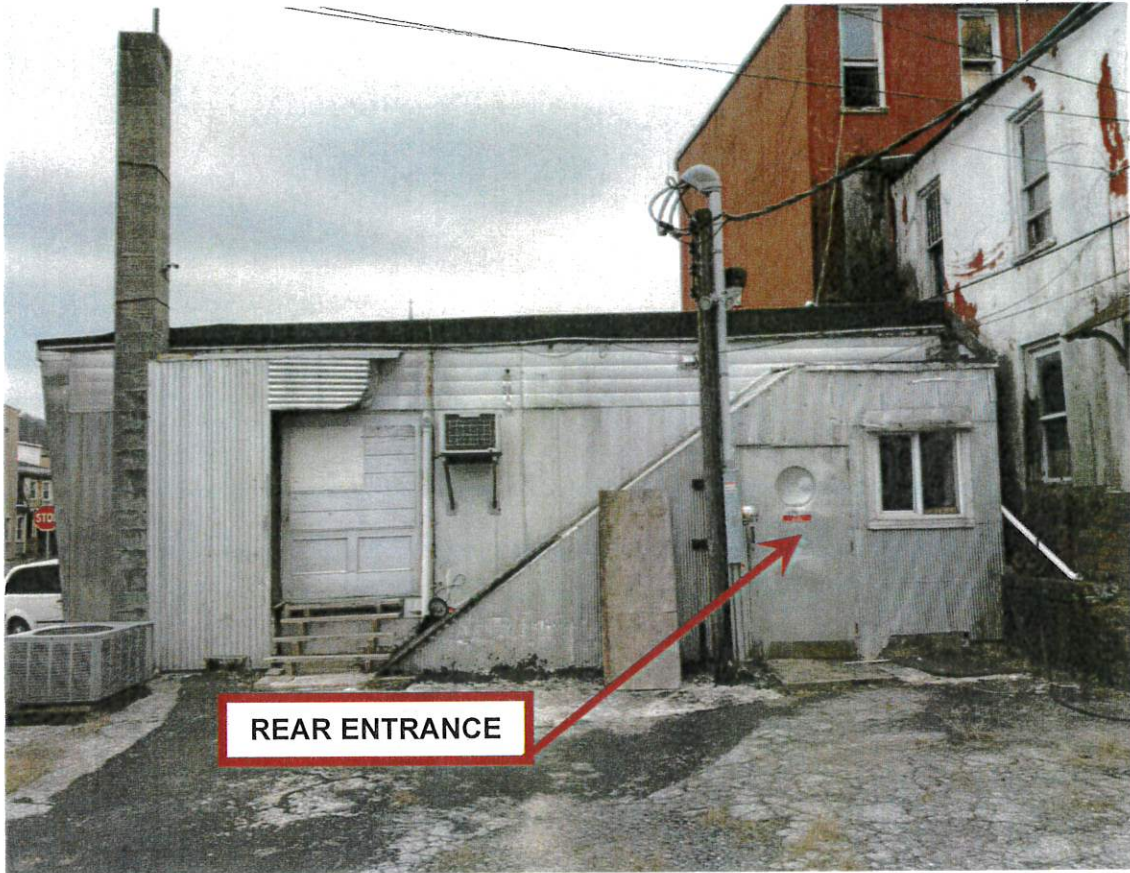
The repairs needed to restore this building are significant. The proposed use, would dictate the extent and cost of renovation. A comprehensive and cost and feasibility analysis is recommended based upon proposed use of the structure.



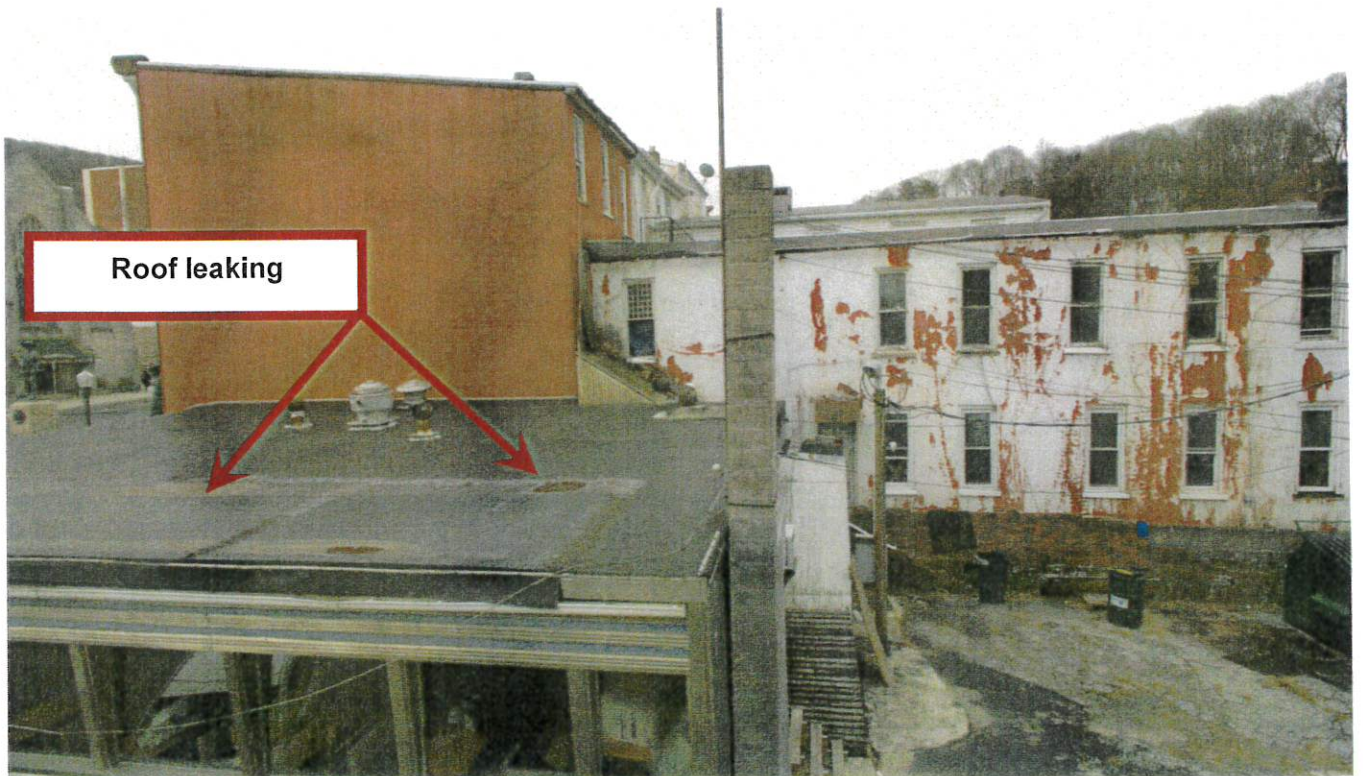
Front view of 402 W. West Market Street Diner



Side view of 402 W. West Market Street Diner



Rear view of 402 W. West Market Street Diner



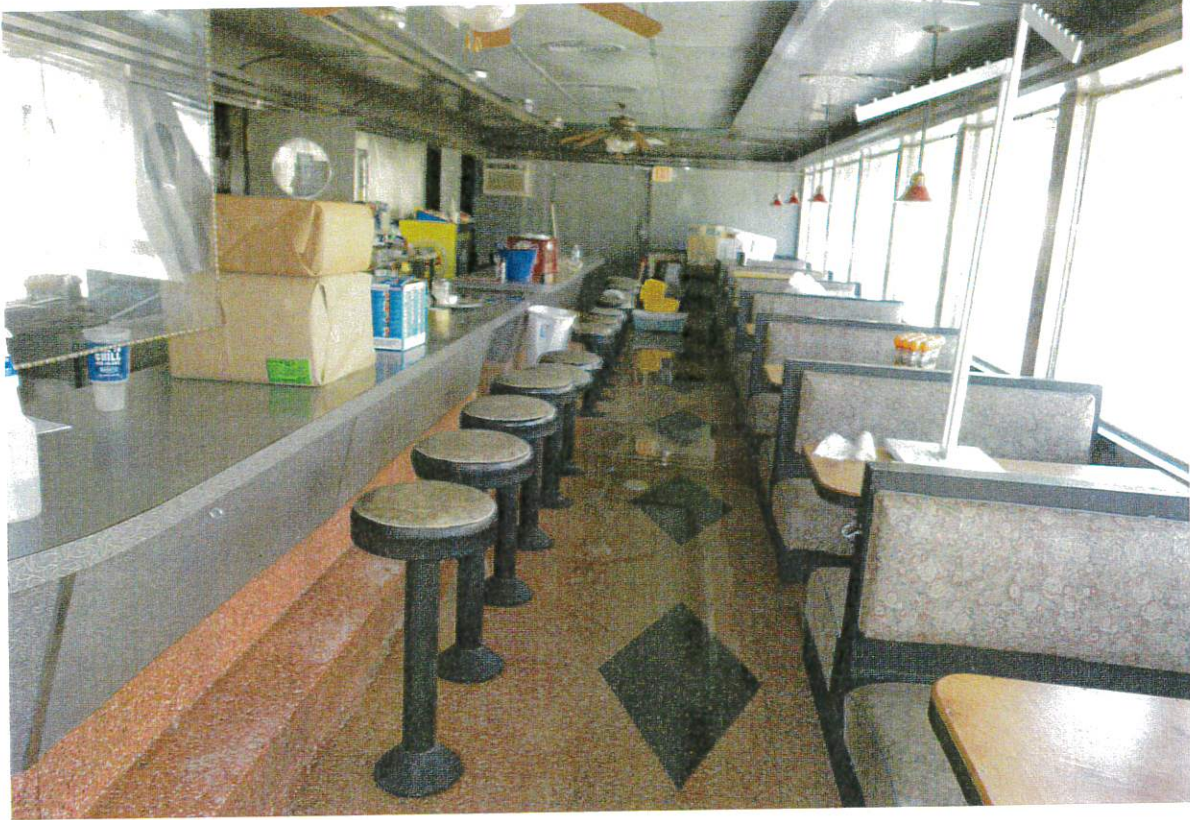
Arial view of 402 W. West Market Street Diner



Aerial view of 402 W. West Market Street Diner



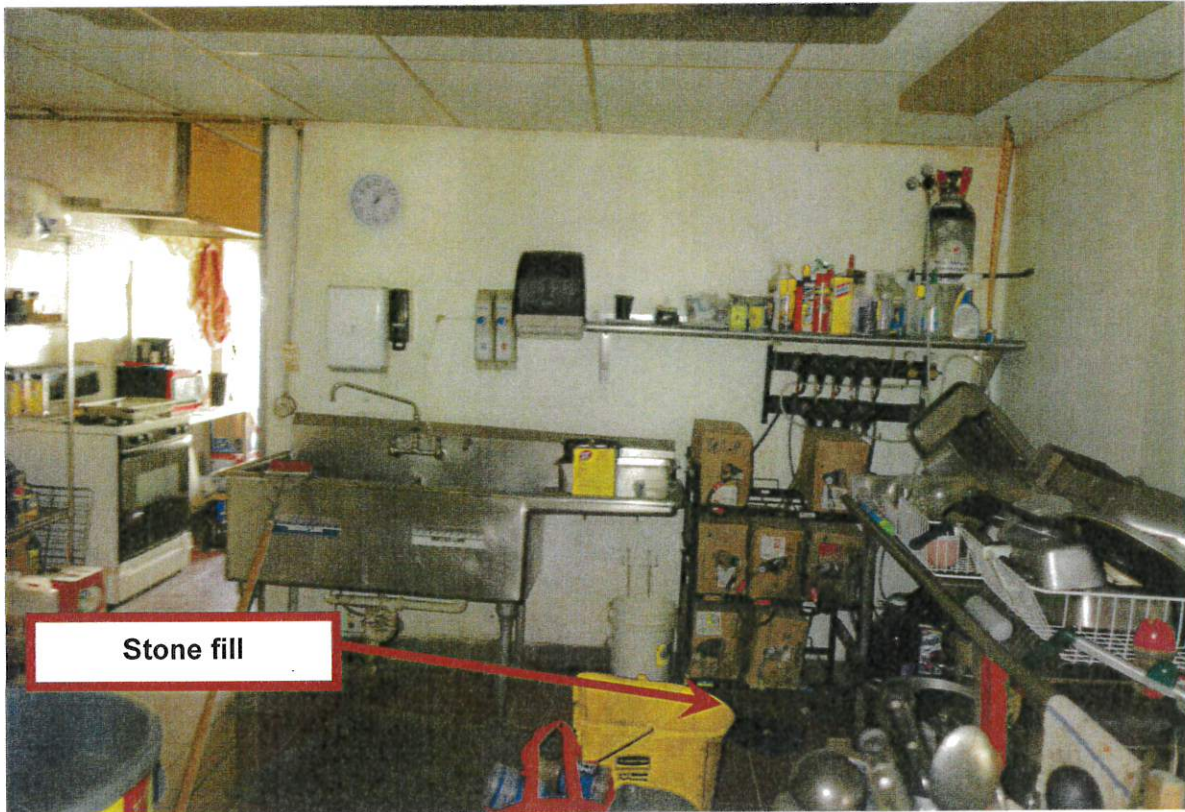
Aerial view of 402 W. West Market Street Diner showing the need for a complete roof repair since the underlayment is rotted.



Inside the Diner @ 402 W. West Market Street Diner showing the wet floors



Showing the leaks in the ceiling

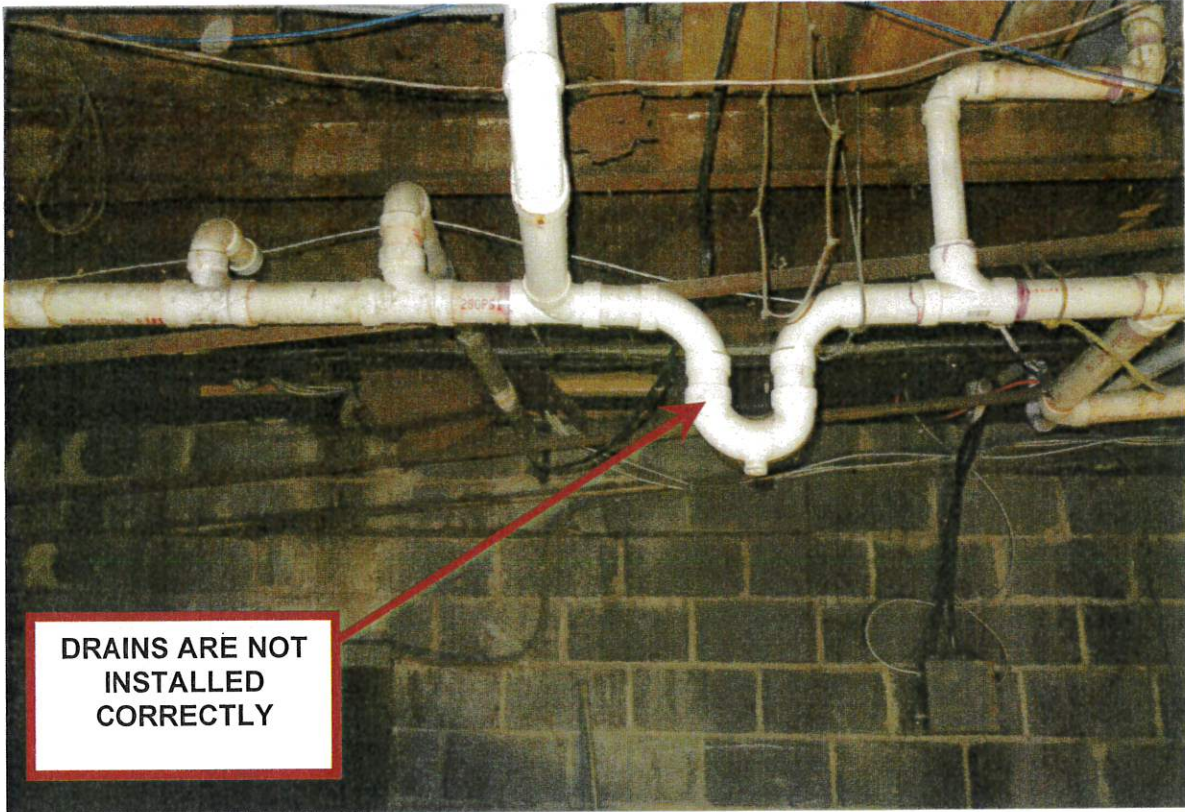


Stone fill

The kitchen



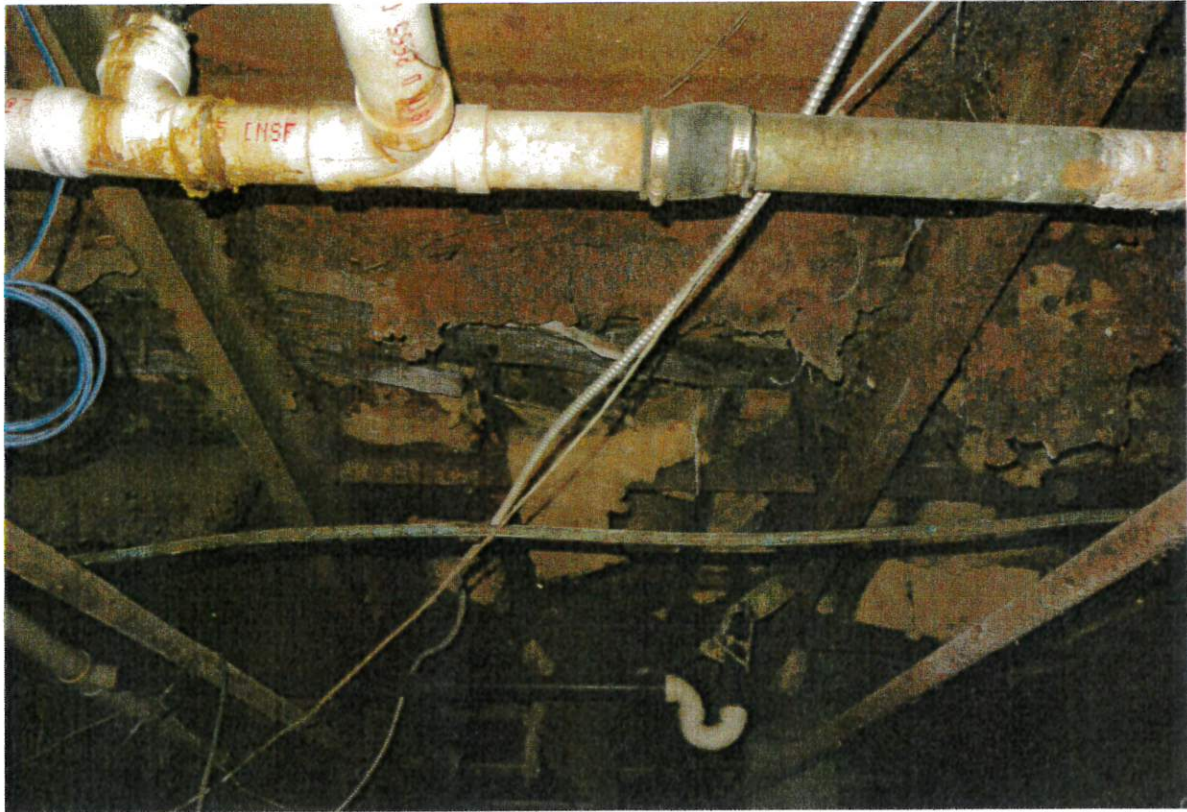
The wiring must be totally changed to bring up to code.



The plumbing must be totally changed to bring up to code.



More rotting of the floor system.



The floor support must be totally changed to bring up to code.





The plumbing must be totally changed to bring up to code.