

Special Inspection Report

For

1724 Chemeketa St NE

Salem, OR

August 21st, 2020

Up dated November 19th, 2020

Our office has been requested to provide an inspection of the historic home located at 1724 Chemeketa Street NE in Salem, Oregon.

On August 21st, 2020, our office performed the inspection of the home.

The house is on the Historic Register for the Salem area.

The house is framed by two very large trees in the front of the home. A note on this matter, we did not note any current impact to the house from the oversized trees, however, it is possible that in the future, some damage to the foundation system could occur do to there close proximity to the home. The stone walkway along the west side of the house has been elevated irregularly as a result of the tree in that area, next to the house.



We reviewed the structure in a manner reviewing the condition of the home in consideration of its age.

The exterior of the house did not show any signs of settlement or movement.



The exterior wood surfaces showed not indications of adjustments other than those expected with time.



The exterior stonework had only minor joint cracks, no signs of shifting.





We noted some cracks in the exterior flat work, which is expected over time.



The interior of the structure did not show any cracks or other signs of movement with time.

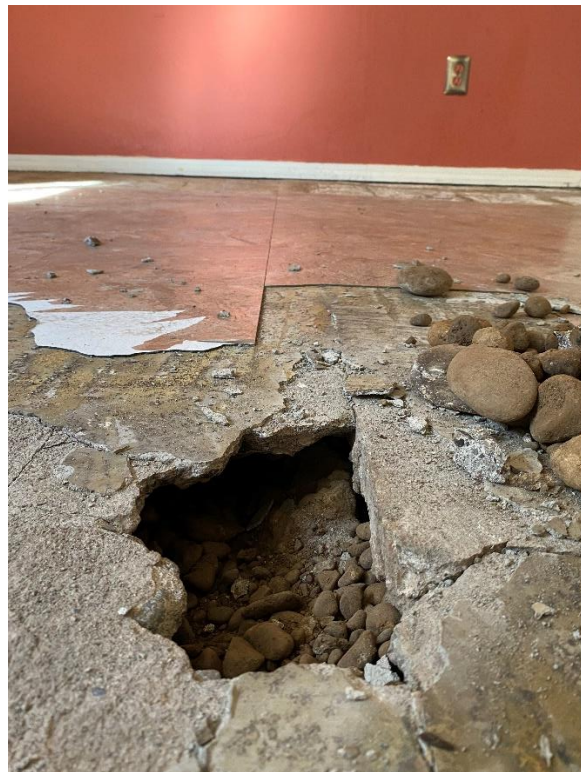
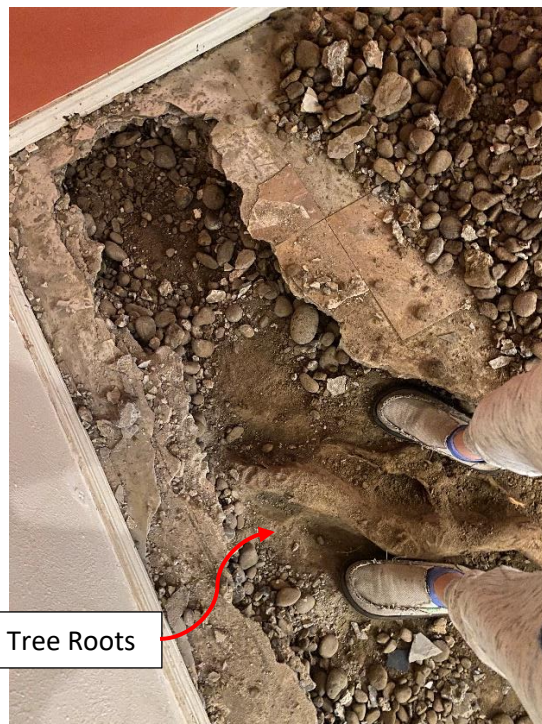


The floors within the house appear and feel to be level within the limits expected for this vintage of a home.



The basement floor is not even and has some irregular surface slopes, they appear to be the results of the very large Red Wood Trees located adjacent to the house as noted earlier in the report.

The owner has done some exploratory work in the basement and has noted the presents of tree roots just under the floor slab that appear to be causing significant impacts to the basement floor and if left unchecked may also impact the exterior concrete perimeter walls.



We reviewed the public records for the City of Salem that related to this area of town. We did not find any documents that identified any ground instability for the area. Nor did we find any documents that identified any environmental issues as well.

Based on our inspection and review of documents, it is our professional opinion that the structure is sound and stable and free of any significant structural defects. However, we believe that the large trees are currently creating issues with the basement as can be seen in the photos above and that they do pose a potential threat to the long-term integrity of the home. We recommend that they be removed now to facilitate the basement restoration and to maintain the homes present state.

