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*Engineers • Consultants • Inspectors*

May 5, 2016

Rick Taylor  
Sunset Bay Condos  
235 W. Howard St.  
Portage, WI 53901

Re: Sunset Bay Condos  
GEC # 2-0216-78

Dear Rick:

I inspected Building 23 at the Sunset Bay Condos on May 3, 2016 and the results of my inspection are as follows. I was asked to design a repair for some rotted second floor trusses that were found during the siding removal. I will work on having a repair for these trusses as soon as possible so the construction can continue.

While on site, I found more areas that represent a severe structural concern. The biggest issue that was found is that there are steel beams that bear on the back wall above the rotted headers. The support system for this steel beam has been compromised and this steel beam supports the third floor and roof. If this header were to fail, then the only thing supporting the end of the beam is the window. Failure of this header has the ability to collapse parts of the third floor and roof in this area.



Rotted Floor Truss

Portage

• Black River Falls

• La Crosse



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Steel Beam Bearing On Rotted Header

It is my understanding that there is a condo owner that does not feel that all of these repairs are necessary, especially in the near future. I disagree that this is a repair that can wait. If the rest of the building looked like the back wall of Building 23, then it is only a matter of time before there is a structural failure. In their present state, the support of the decks is compromised, the support of the steel beams is compromised, and the lateral restraint system that keeps the building vertical in a high wind situation is compromised. The studs, wall sheathing, and headers on these back walls can be crumbled in many places with your bare hands. Leaving these buildings as they currently are, is a huge safety and liability issue.

Please review this information and if you have any questions, please feel free to call.

Sincerely,

**GENERAL ENGINEERING COMPANY**

Kent E. Fish, P.E.  
Project Engineer

KEF/llg