

Ca (Chuck) Voong, P.E.

P.O. Box 471333
San Francisco, CA 94147
925-255-3545 Tel
cvoong@yahoo.com

March 9, 2021

Mr. Conti Leung
CKL-Construction, Inc.
500 Cathedral Drive #2216
Aptos, CA 95001-2216
Re: 101 Esplanade -Fire Damage
101 Esplanade
Aptos, CA 95003

Dear Mr. Leung:

As requested, I conducted a site visit of the above referenced property on February 4, 2021. The purpose of this visit was to survey the extent of the fire damage and to evaluate the fire damaged see what's structurally required to stabilize the structure.

The building is a two-story conventional wood-framed structure with stucco exterior. The fire severely damaged the entire structure. The roof has been completely destroyed by the fire and has been removed, currently covered with blue tarp to protect the building from rain. With the roof removed, there is no lateral support for the four surrounding walls. There's extensive visible fire damage to the North, East and West walls above the 2nd floor and there is extensive structural damage to these walls below the 2nd floor. The stucco is beginning to separate from the walls. It also appears the fire traveled below the sole plate and to the walls below. With the lack of lateral support from the roof and the exterior walls, it is my opinion that the building is not structurally safe and is not salvageable. It is my recommendation that the building should be demolished.

If you have any further questions please do not hesitate to call.

Sincerely,

Ca H. Voong, P.E.
Principal

101 Esplanade -Fire Damage



The 2nd floor joists/top plates have been severely damaged. These joists have lost its load carrying capacity and lateral supports for the walls have been compromised. Interior wall have been damage and lost its load carrying capacity.

101 Esplanade -Fire Damage



2nd Floor stud walls have been destroyed. The fire travel below and sole plates and into the joist and top plates below. The gravity loading carrying capacity lateral supports of the wall have been compromised.

101 Esplanade -Fire Damage



2nd Floor stud walls have been destroyed. There's no gravity or lateral support for the walls.

101 Esplanade -Fire Damage



The roof have been completely destroyed by the fire. There's no lateral support for the walls.