



0 100 200 FT.  
LANGDON  
NEIGHBORHOOD  
N. 12. 15.





632 HOWARD PLACE  
TYPICAL CONDITION AT THE EXISTING  
INTERIOR FLOOR STRUCTURE - SEVERE  
DAMAGE TO THE FRAMING AND FLOOR  
SHEATHING - LAKE TOWNE APARTMENTS  
HAS IMPROVED THE UNITS WERE  
NECESSARY AND PRACTICAL



632 HOWARD PLACE  
EXISTING CONDITION UNDERNEATH  
THE FLOOR - NOTE SEVERE  
DETERIORATION OF THE FLOOR  
SHEATHING AND COMPROMISED  
FLOOR STRUCTURAL FRAMING DUE TO  
PREVIOUS MECHANICAL, ELECTRICAL  
AND PLUMBING INSTALLATION AND  
REPAIR - THIS CONDITION IS  
NOTICEABLE AND LIKELY PRESENT IN  
ALL UNITS - THE SOLUTION TO THIS  
CONDITION WOULD LIKELY REQUIRE A  
TOTAL FOUNDATION UP REBUILD OF  
THE ENTIRE STRUCTURE



632 HOWARD PLACE  
IMAGE TAKEN OF UNDERSIDE OF FLOOR  
FRAMING AND FLOOR DECKING  
SHOWING SEVERE AND PERVASIVE  
WATER DAMAGE - THIS CONDITION IS  
NOTICEABLE IN EACH UNIT AND IS  
LIKELY PERVASIVE THROUGHOUT  
THE ENTIRE BUILDING

