

Young's Inspection, LLC

Professional Residential & Commercial Property Inspections

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June 11, 2024

Jennifer E. Lemmon Meltzer
City Attorney
City of Shelbyville
44 W. Washington St.
Shelbyville, IN 46176

RE: Structural Assessment – Vacant Buildings Located at 201 S. Harrison St. and
5, 7, 9, 13, 15-17 W. Broadway St., Shelbyville, IN

Dear Jenny:

This is to document a general structural inspection/assessment at the referenced properties on June 4, 2024. I also visited the site prior to this inspection and some of the exterior photos in the report are from that visit. You and several representatives from the City of Shelbyville were present. Chris Hext, Deputy Building Commissioner, accompanied me during inspection of all properties and I appreciate his insight and help very much. There are three buildings (east, center and west buildings) with some of them having multiple addresses. The buildings have been severely neglected and vacant for many years and the City of Shelbyville has received complaints about the safety and structural integrity of the Structures. This was a limited, visual, non-destructive inspection of readily observable conditions existing at the time of inspection. The construction of the buildings which was buried, concealed or inaccessible was not inspected. "Serviceable" in this report indicates an item is functional and we did not observe conditions that would lead us to believe problems existed with the system or component. Serviceable items will often show normal wear and tear. For reference, I have assumed the entrance side of the Harrison and Broadway St. properties face north with left and right referring to directions standing in front of the buildings or item referenced. I found the properties to be in a very distressed and deteriorated condition with the following major concerns:

Exterior - There is significant damage to the west building load bearing brick masonry walls. Damage is due to differential foundation settlements and long-term water/moisture intrusion. The added limestone veneer at the front and right side of the building is bulging outward towards the north and is in danger of collapsing onto the sidewalk and street. The overhanging cornice feature at the top of the front wall has moved outward towards the north. All three buildings need significant major repairs to their exterior.



East, Center and West Buildings



West building front elevation



Structural damage & masonry cracking above and below windows/Window frames are not square



Structural damage & masonry cracking above and below windows/Window frames are not square



Structural damage & masonry cracking above and below windows/Window frames are not square



Cornice feature has moved outward towards the north



Limestone veneer is bulging outward



Limestone veneer is bulging outward



Limestone veneer has moved out of the plane of the wall



Limestone veneer has moved out of the plane of the wall

Interior – All three buildings have significant structural damage to the interior from roof leakage, water intrusion and apparent occupant abuse. Floors are rotted, sagging and not safe to walk on. The roof structure, ceilings and walls are significantly damaged and in a state of disrepair at all the buildings. The buildings have a lot of trash, debris and health hazards. A large amount of apparent mold-like biological growth and suspected asbestos containing material is present.



Structure damage at west building



Structure damage at west building



Structure damage at west building



Structure damage at west building



Very large pile of bird droppings on 3rd floor of west building



Structure damage at west building



Floor damage at center building / Unsafe to walk on floorboards



Floor damage at center building



Floor damage at center building



Structure damage at center building



Structure damage at east building



Structure damage at east building



In summary, I didn't find anything about the properties to be in a "serviceable" condition. My professional opinion is the properties are not safe for occupancy and have great potential for further damage and/or collapse. A great expense would be needed to restore and repair buildings to a safe and habitable condition. It may be better from an economic standpoint to consider removal of the buildings.

Best regards,

Robert C. Young, P.E.
 Manager – Structural
 Indiana License #PE60020247, HI01200047



Copy: Chris Hext, Shelbyville Deputy Building Commissioner

Note: Due to the limited nature of this investigation and the need to perform the work at the stated fee, this report is issued with the condition and limitation that all liability by Young's Inspection, LLC or Robert C. Young, P.E. associated with this inspection and report is limited to the inspection fee paid for the services.