TARANTINO
ENGINEERING CONSULTANTS, PC

8115 Maple Lawn Boulevard, Suite 350
Fulton MD 20759
410-921-7678

STRUCTURAL ASSESSMENT OF ZEIGLER LOG HOUSE

Site Address: 25321 Frederick Rd Clarksburg, MD 20871	**Purpose of Site Visit:** Structural Assessment of Zeigler Log House TEC #: 25-131DL
Date of Site Visit: 8 May 2025	**Date Report Issued:** 3 June 2025
Report Prepared For: Miche Booz, INTECaec	**Persons Contacted:** Miche Booz, INTECaec

1. INTRODUCTION

This report outlines our findings from the structural assessment that we conducted on the Zeigler Log House at the above address. Our investigation was a nondestructive visual survey that focused on the structural aspects of the house. Our observations were limited to reviewing portions of the structure that were exposed. The purpose of our review was to identify areas of physical deficiencies such as visible defects, damage, and deteriorated elements and to provide recommendations for renovations.

2. DESCRIPTION OF STRUCTURE

2.1 General

For the purposes of this report, the front of the building is considered to face west towards Frederick Rd *(Photo 1)*[1]. The property consists of an original log house and an additional two story house that was added to the front of (and over) the original log house *(Photos 2-5)*. The house features a front and rear porch and a raised deck.

[1] Google Earth Pro

Photo 1: Aerial View (Google earth)

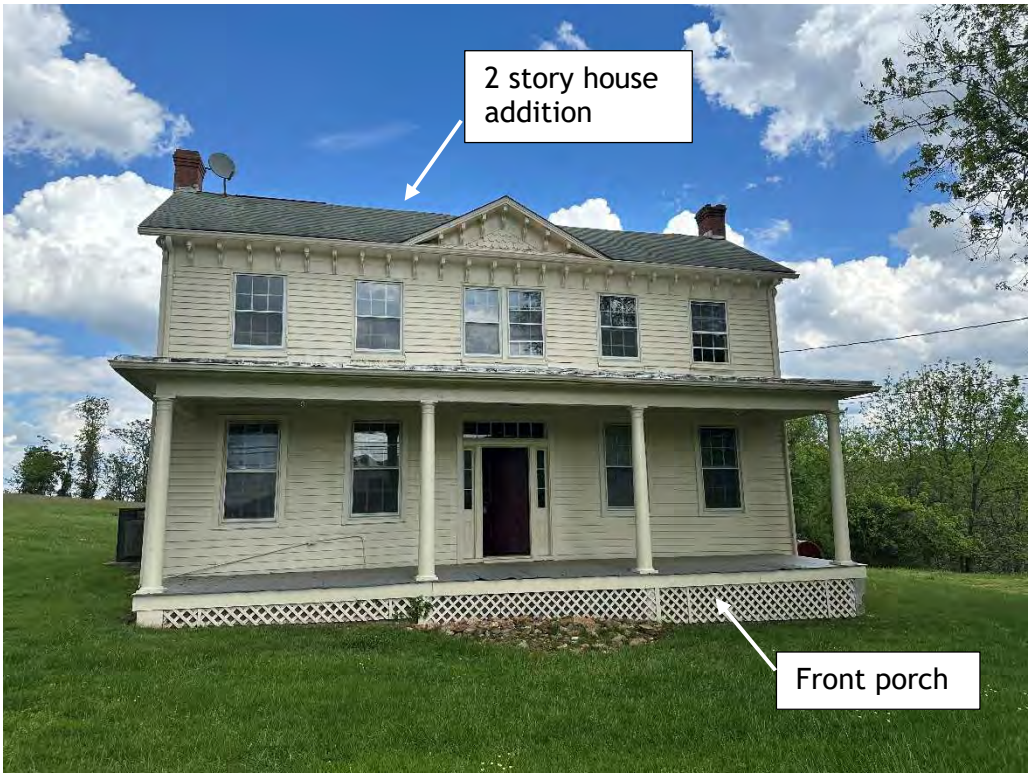


Photo 2: Front Elevation (West View)

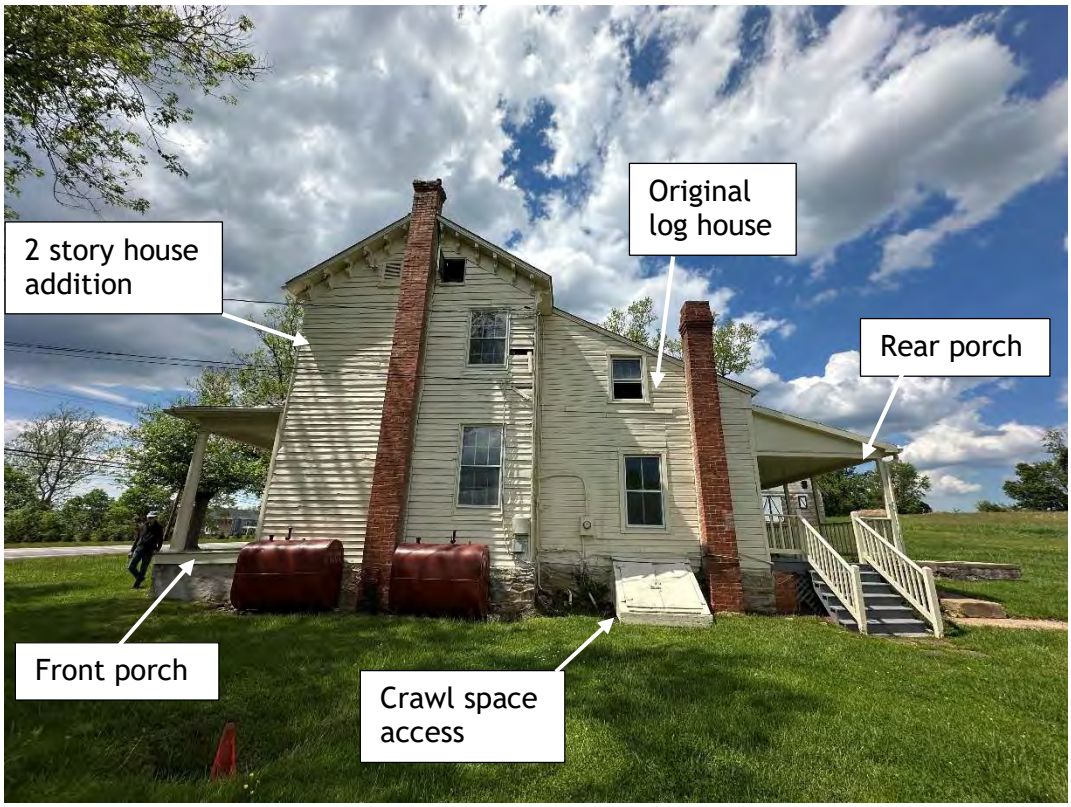


Photo 3: Side Elevation (South View)

Photo 4: Side Elevation (North View)

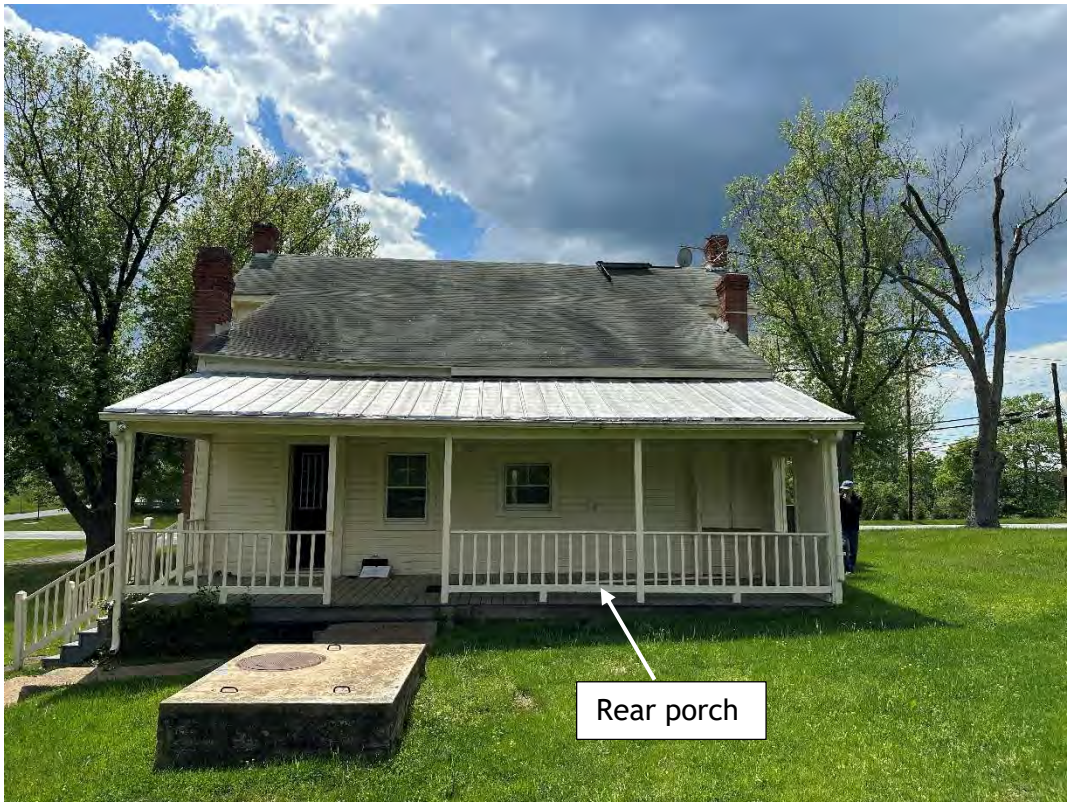


Photo 5: Rear Elevation (East View)

2.2 Construction Type

2.2.1 Original Log House

- First floor framing *(Photos 6 & 7)*:
  Primary framing consists of wood plank decking over log joists (8"–12" diameter), cut in half and installed with the flat side up, spanning east-to-west. Joists bear on stacked stone foundation (west wall) and embedded into concrete wall (east) which appears to be addition. Supplemental support includes wood 2x8 joists with shims over double 2x12 beams supported by 4x4 posts and 18-inch footings.
- Second floor framing *(Photos 6 & 8)*:
  Constructed with wood plank decking over 4x6 timber joists, spanning east-to-west and bearing on the structural log walls.
- Roof Framing *(Photo 8)*:
  Framed with 4x4 wood rafters spanning east-to-west, supporting plywood sheathing (non-original). Includes a side-to-side mid-span wood beam. The system is a traditional gable roof style, later retrofitted.
- Walls *(Photos 6 & 8)*:
  Horizontally stacked structural log walls with stone infill (chinking). The logs form the load-bearing exterior and interior walls.

Photo 6: Log House 1st Floor

Photo 7: Log House Crawl Space

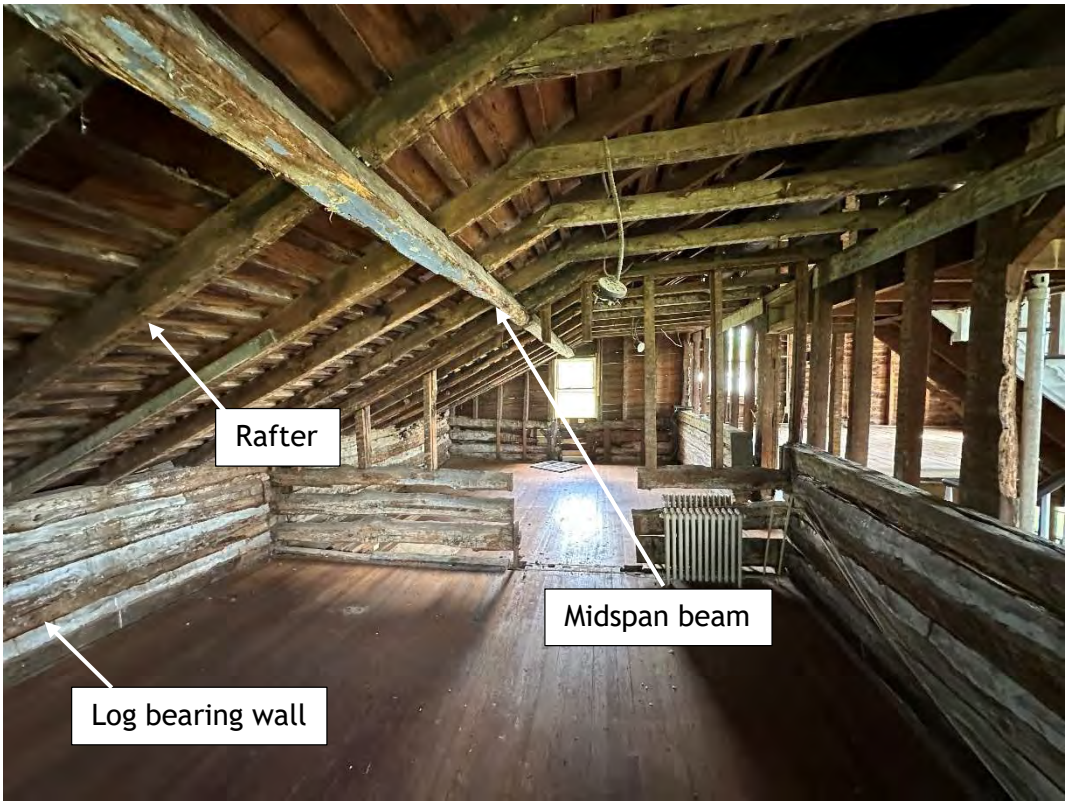


Photo 8: 2nd Floor and Roof

2.2.2 Addition

- First Floor Framing *(Photos 9 & 10)*:
  Room 1C: Framed with log joists, similar to the original log house.
  Rooms 1A & 1B: Framed with 4x6 timber joists, spanning north-to-south, bearing on stacked stone perimeter walls and interior stone piers with a beam
- Second Floor & Attic Framing *(Photos 11 & 12)* :
  Constructed using timber joists, with widths varying from 1" to 4" wide by approx. 8" deep. Many members are notched at bearing ends.
- Roof Framing *(Photo 13)*:
  Comprised of 4x4 wood rafters, spanning ridge to east and west, with plywood sheathing.
- Walls *(Photos 11 & 12)*:
  Constructed using 4x4 timber at approx. 24" on center.

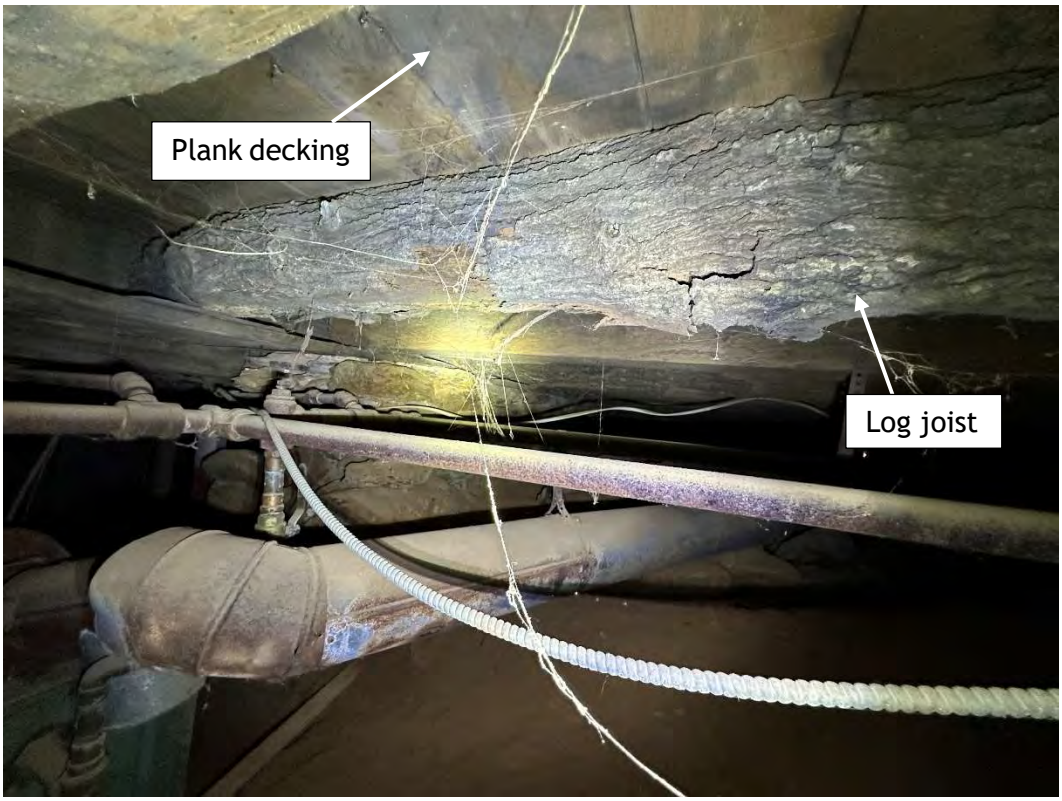


Photo 9: Addition - Crawl Space (Room 1C)

Photo 10: Addition - Crawl Space (Rooms 1A & 1B)

Photo 11: Addition - 1st Floor (Room 1A)

Photo 12: Addition - 2nd Floor (Room 3C)

Photo 13: Addition – Attic and Roof

2.3 Reference Documents

The following drawings were obtained from INTECaec:

- Zeigler Log House report prepared by Worcester Eisenbrandt, Inc (WEI). dated 12/28/2023
- Existing building drawings prepared by Existing Conditions, dated 4/7/2025
- Proposed architectural drawings prepared by INTECaec, dated 4/25/2025 and 5/2/2025

TEC included select as-built drawings associated with the condition assessment. The structural deficiencies were identified using the as-built floor plans from the Zeigler Log House report.

3. FINDINGS AND ASSESSMENT

TEC generated a markup titled, "Visual Defects Map", indicating where our structural observations occur on the floor plans (*Appendix B: Visual Defects Map*).

"Appendix A: Structural Assessment" documents our findings, assessment corresponding to the observations noted in *Appendix B.*

4. SCHEMATIC DESIGN RECOMMENDATIONS

TEC generated a markup titled, "Existing Drawings & SD Narrative" to provide our recommendations for the architectural proposed plans (*Appendix D: Existing Drawings & SD Narrative*).

"Appendix C: Proposed Plans" includes proposed architectural plans and a building sketch for the renovations.

5. APPENDIX A: STRUCTURAL ASSESSMENT

6. APPENDIX B: VISUAL DEFFECTS MAP

7. APPENDIX C: PROPOSED PLANS

8. APPENDIX D: EXISTING DRAWINGS & SD NARRATIVE

This report, including the Appendices, is based on facts, data, and information available at the time of inspection. To the extent that additional or different facts, data, or information is developed or discovered after the issuance of this report, Tarantino Engineering Consultants, P.C. reserves the right to amend, alter, or change the report and structural drawings as needed to reflect consideration of the additional or different facts, data, or information.

Please let us know if you have any questions or we can be of further assistance.

_____

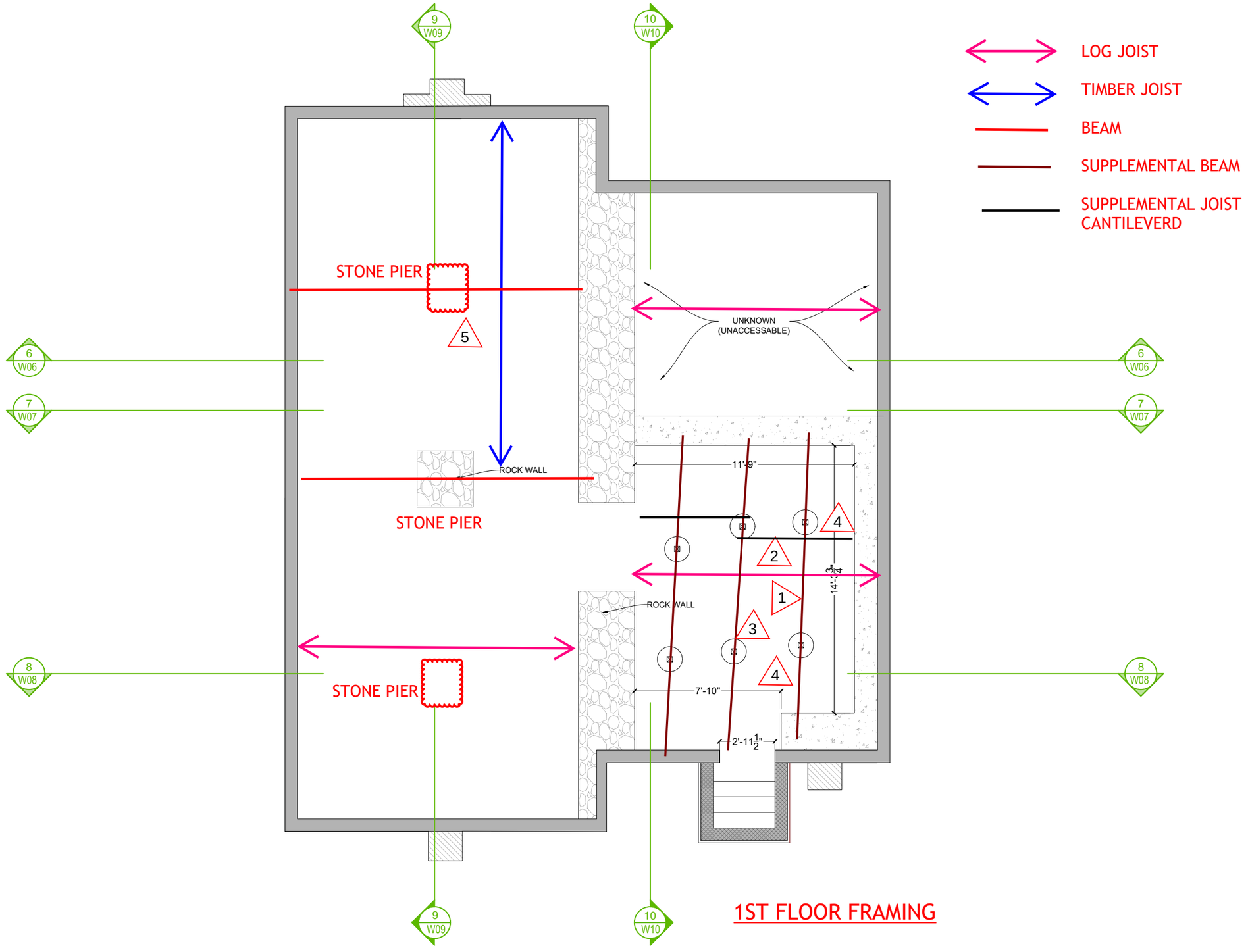
Young Kim, P.E.

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.41399 Expiration Date: 1/5/26"

APPENDIX A STRUCTURAL ASSESSMENT

**See photo reference numbers in bookmarks of PDF pages below.

Item # (see App B, Visual Defects Map)	Item group	Description of damage	Photo Reference: link to folder ** https://drive.google.com/open?id=1qC_-1ML9au_CONFH0l22PsE5oeQ_4Lz2&usp=drive_fs
1	Beam	supplemental beam not level and sloping	101, 102
2	Joist	supplmental joist sloping with a gap from 1st floor at cantilever end	201, 202, 203
3	Joist	supplemental joists bearing w/shim, no secure connection to beam	301, 302
4	Log joist	deteriorated log joist, signs of termite damage and softness	301, 302, 401
5	Stone pier	deteriorated stone pier	501, 502
6 - 9	Log house - Room 1E	log walls in poor condition, severe termite damage with section loss, missing infill btwn logs with a large gap, 1st floor sloping/not level, 2nd floor joist deteriorate/sloping/deflecting, temp shoring for missing joist	601 - 603, 701, 801, 901 - 904
10 - 13	Log house - Room 1D	log walls in poor condition, severe termite damage with section loss, missing infill btwn logs with a large gap, 1st floor sloping/not level with a large bow, 1st floor recessed at north wall, 2nd floor joists deteriorate/sloping/deflecting	1001 - 1004, 1101, 1201, 1301 - 1302
14	Log house - Room 2B	log walls in poor condition, severe termite damage with section loss, bearing failure, large roof deflection, 2nd floor damged/displaced	1401 - 1405
15	Log house - Room 2B	partial height log wall + timber wall, large gaps with section loss, rafter deflecting	1501
16	Log house - Room 2B	partial height log wall + timber wall (addition) beyond, large gaps btwn logs	1601
17	Log house - Room 2B	partial height log wall + timber wall beyond, large gaps btwn logs, no support for mid span beam	1701
18	Log house - Room 2B	midspan beam connected to rafter above partial height wall, crack along the length, deflecting, no bearing at window header	1801 - 1806
19	Log house - Room 2A	midspan beam deteriorated with crack, rafter bearing failure due to log wall termite damage, deteriorated rafters	1901 - 1910
20	Log house - Room 2A	deteriorated midspan beam, partial height wall with large gaps, rafters deflecting	2001 - 2004
21	Log house - Room 2A	partial height log wall + timber wall (addition) beyond, small gaps btwn logs	2101 - 2104
22	Log house - Room 2A	deteriorated midspan beam w/ no apparent support at wall, deteriorated partial height log wall with small gaps, rafters deflecting	2201 - 2207
23 - 26	Addition - Room 1A	1st floor sloping/deflecting due to deteriorated stone pier, 2nd floor joist overloaded/deflecting due to bearing wall addition above	2301, 2401, 2501, 2601
27 - 30	Addition - Room 1C	1st floor and 2nd floor joists in fair condition	2701, 2801, 2901, 3001
31	Stair	flooring missing/covered w sheathing under stairs/accessible to crawl space	3101
32 - 35	Addition - Room 3C	2nd floor and ceiling joist for attic in fair condition	3201, 3301, 3401, 3501
36 - 41	Addition - Room 3A/3E	2nd floor slightly sloping, middle wall supporting ceiling joists, Room 3E slightly raised with plywood, signs of water damage on the ceiling and wall	3601, 3602, 3701, 3801, 3802, 3901, 4001, 4101
42	Rafter support	Log house rafter supported by ceiling joist in addition	4201 - 4203
43 - 45	Addition - Roof/Attic	attic & roof framing in fair condition	4301, 4401, 4402, 4501



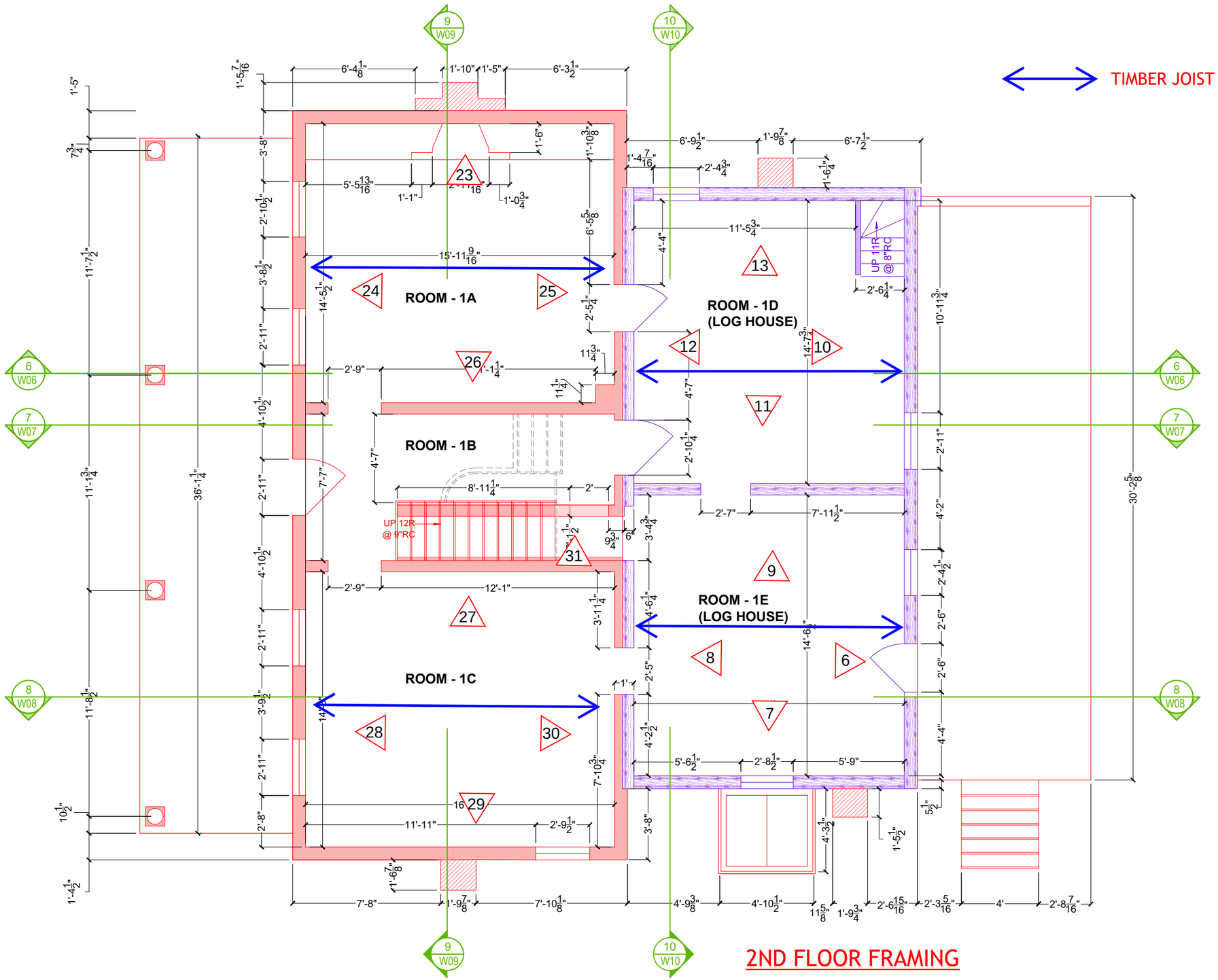
1 ZEIGLER HOUSE - BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

JOB # 1813 | DATE: 08/02/23
REV. | REV. | REV.
DESIGNED BY: RTC

OWNER: MARYLAND NATIONAL CAPITAL PARK
PROJECT: 25321 FREDERICK ROAD
DESCRIPTION: ZEIGLER HOUSE SURVEY - DRAWINGS

WORCESTER EISENBRANDT INC.
www.weirestoration.com
2000 GABLE AVE. BALTIMORE, MD 21230
MAIN: (410) 644-6580 FAX: (410) 644-5895

W01



2 ZEIGLER HOUSE - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

JOB # 1813 | DATE: 08/02/23
REV. | REV. | REV.
DESIGNED BY: RTC

OWNER: MARYLAND NATIONAL CAPITAL PARK
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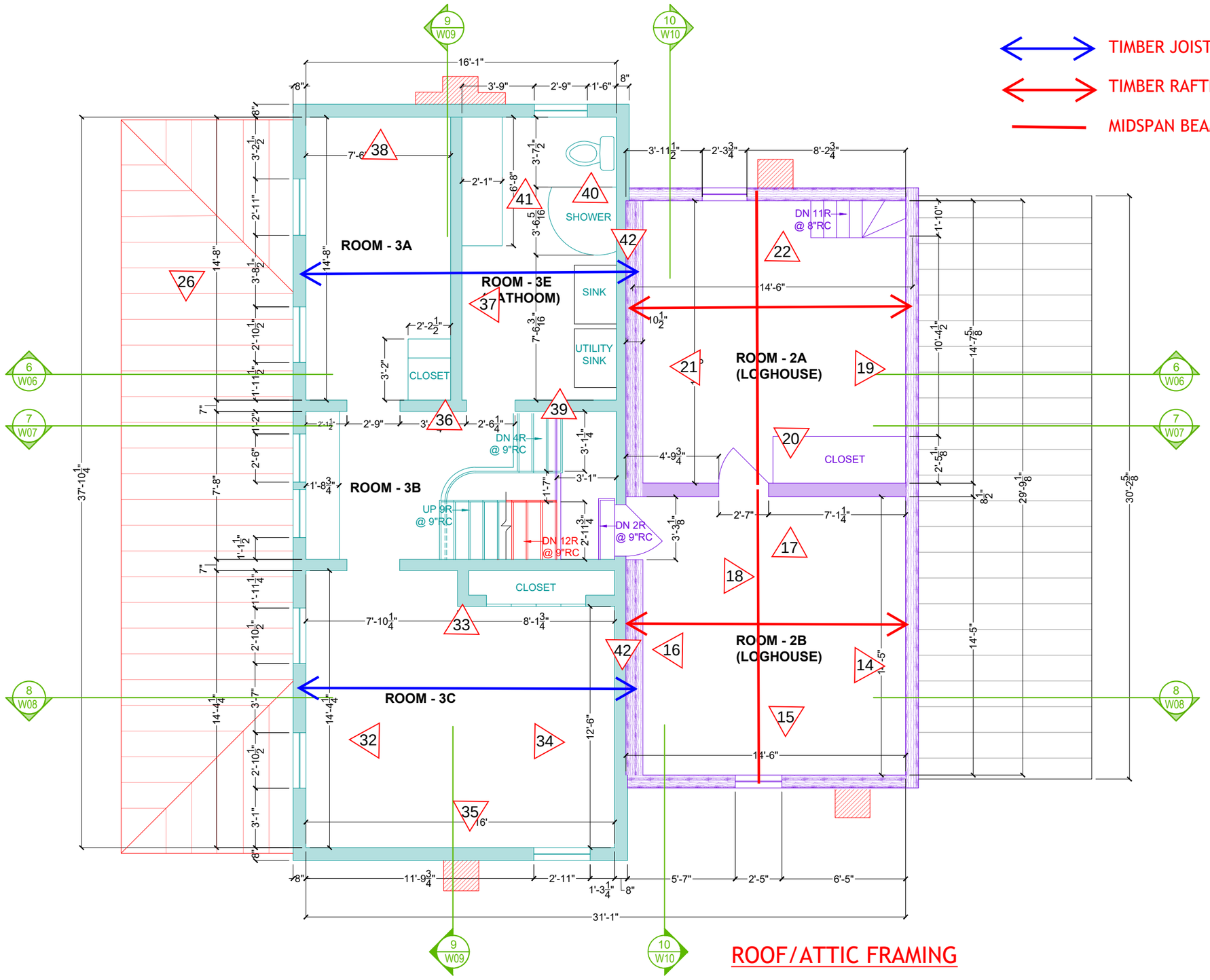
W02



ROOF/ATTIC FRAMING

3 ZEIGLER HOUSE - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

OWNER:	MARYLAND NATIONAL CAPITAL PARK
PROJECT:	25321 FREDERICK ROAD
DESCRIPTION:	ZEIGLER HOUSE SURVEY - DRAWINGS

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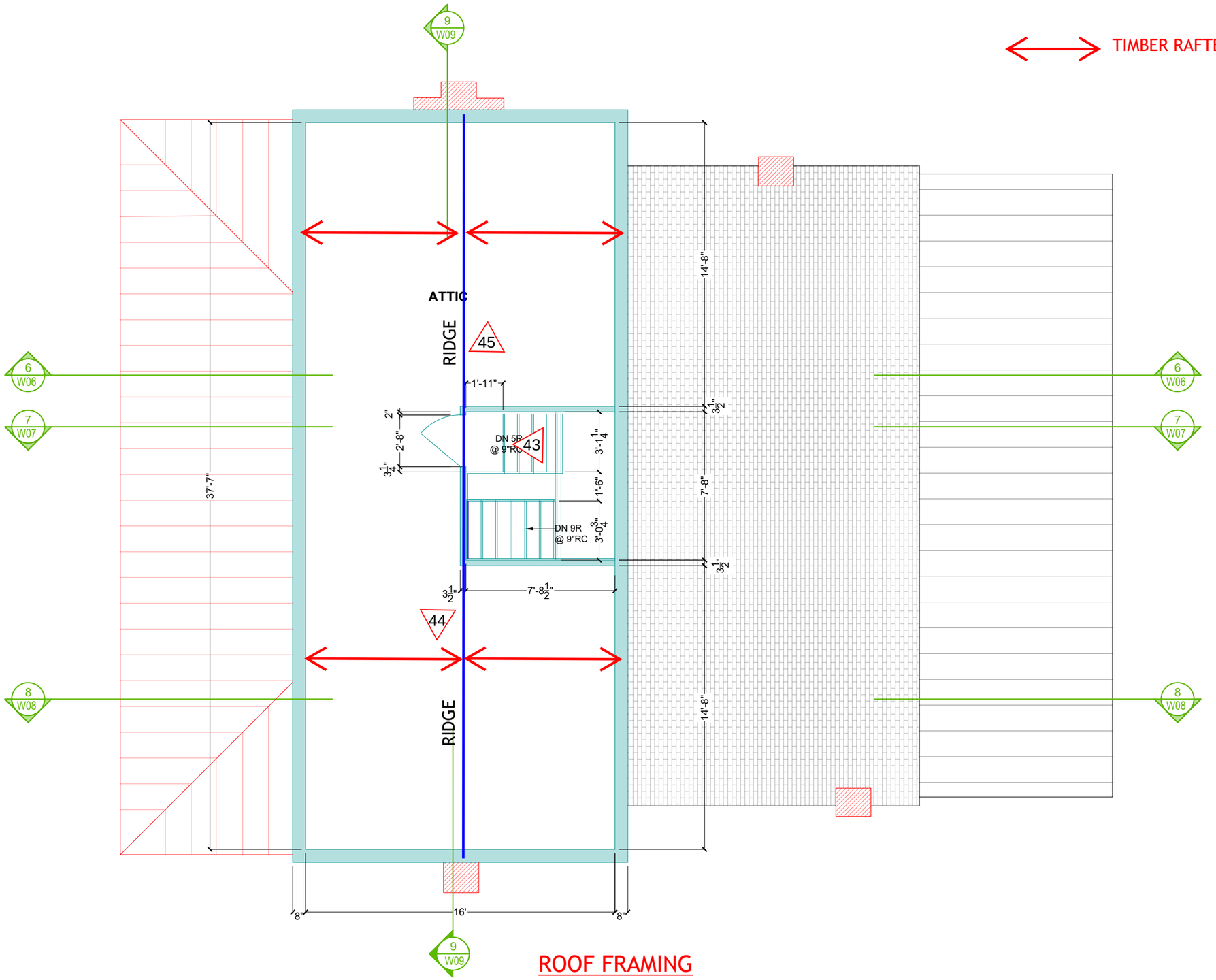
W03



ROOF FRAMING

4 ZEIGLER HOUSE - ATTIC FLOOR PLAN
SCALE: 3/16" = 1'-0"

OWNER:	MARYLAND NATIONAL CAPITAL PARK
PROJECT:	2532I FREDERICK ROAD
DESCRIPTION:	ZEIGLER HOUSE SURVEY - DRAWINGS

JOB # 1813 | DATE: 08/02/23
REV. | REV. | REV.
DESIGNED BY: RTC

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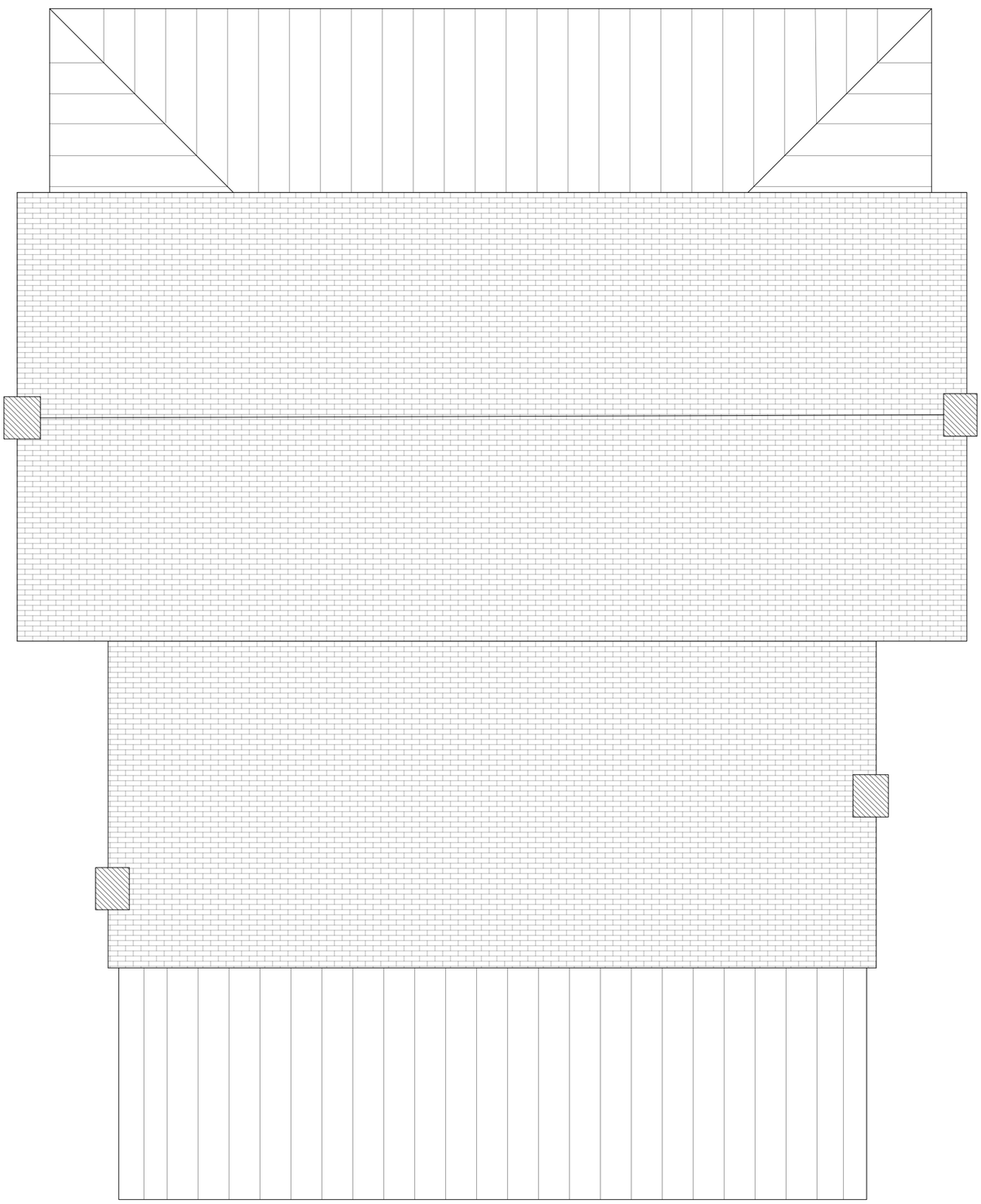
W04

5

ZEIGLER HOUSE - ATTIC FLOOR PLAN

SCALE: 3/16" = 1'-0"



W05

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OWNER:	MARYLAND NATIONAL CAPITAL PARK
PROJECT:	25321 FREDERICK ROAD
DESCRIPTION:	ZEIGLER HOUSE SURVEY - DRAWINGS

JOB #	1813	DATE:	08/02/23
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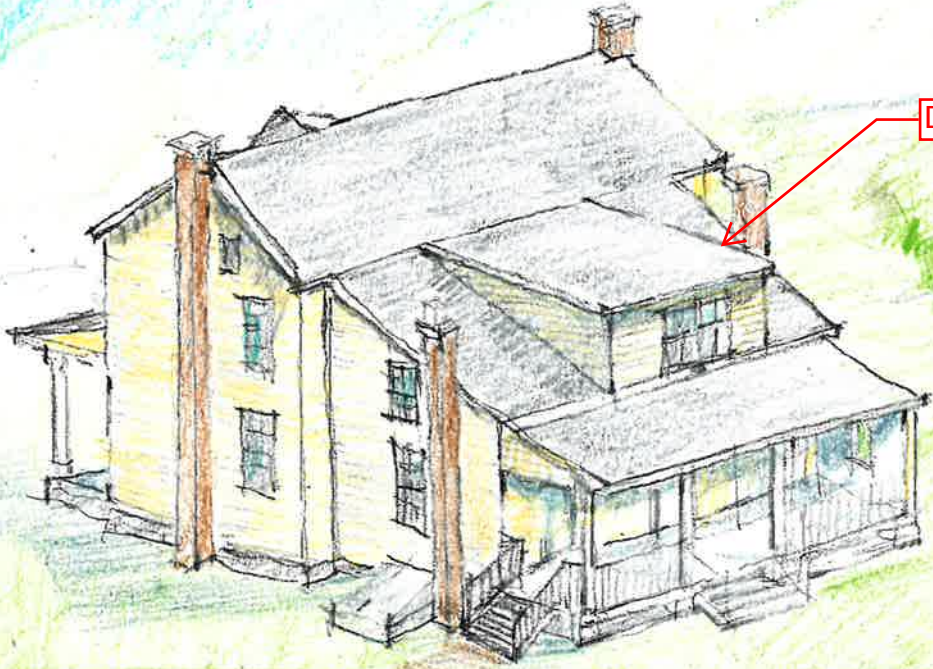
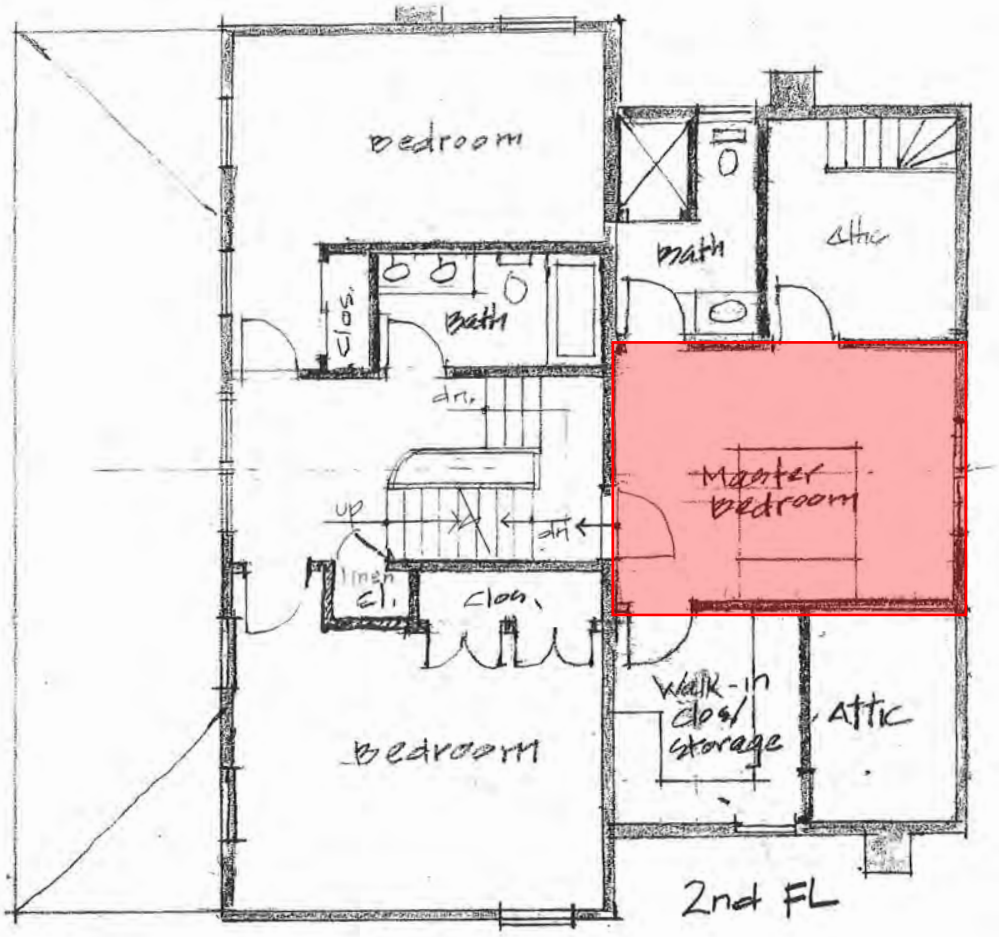


INTEC 4.25.25

option 3 sketch

Option 1A

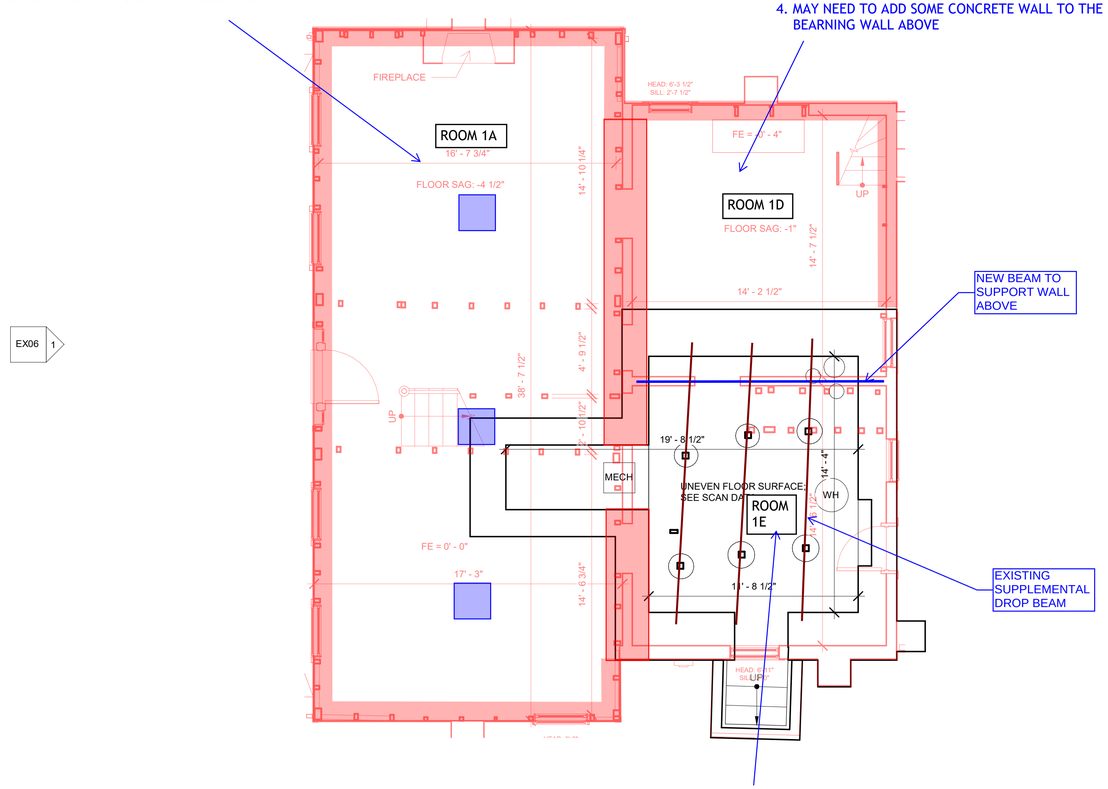


05.02.2025

EX07
2

1ST FLOOR RECOMMENDATIONS - ROOM 1A
1. REMOVE A PORTION OF WOOD PLANKS NEAR THE DETERIORATED STONE PIER.
2. REPLACE STONE PIER WITH A NEW CONCRETE OR MASONRY PIER.
3. ENSURE ALL JOISTS ARE LEVEL AND INSTALL PLYWOOD OR WOOD PLANK DECKING.

1ST FLOOR RECOMMENDATIONS - ROOM 1D
1. REMOVE ALL EXISITNG WOOD PLANKS ON THE FIRST FLOOR OF ROOM 1D TO EXPOSE THE EXISTING LOG JOISTS.
   EXIST WOOD PLANKS APPEAR TO HAVE PERMANENT DEFORMATIONS: FULL REPLACEMENT WITH PLYWOOD IS RECOMMENDED.
2. ADD NEW JOISTS BETWEEN EXISITNG LOG JOISTS TO SUPPORT THE NEW FLOOR.
3. LEVEL THE TOP OF ALL JOISTS AND INSTALL PLYWOOD SHEATHING. IF IT'S DIFFICULT TO LEVEL THE EXISTING LOG JOISTS USING SHIMS, THEY MAY BE IGNORED.
4. MAY NEED TO ADD SOME CONCRETE WALL TO THE EXISTING STONE FOUNDATIONS TO LEVEL THE JOISTS AND SUPPORT THE NEW BEARNING WALL ABOVE



EX06 1

1 EX07

1ST FLOOR RECOMMENDATIONS - ROOM 1E
1. REMOVE ALL EXISITNG WOOD PLANKS ON THE FIRST FLOOR ROOM 1E TO EXPOSE THE EXISING LOG JOISTS AND SUPPLEMENTAL SUPPORT FRAMING.
   EXIST WOOD PLANKS APPEAR TO HAVE PERMANENT DEFORMATIONS: FULL REPLACEMENT WITH PLYWOOD IS RECOMMENDED.
2. LEVEL ALL SUPPLEMENTAL SUPPORT BEAMS AND INSTALL NEW JOISTS TO SUPPORT THE NEW FLOOR. DON'T USE SHIMS FOR THE NEW JOISTS. EXIST LOG JOISTS MAY BE IGNORED IF IT'S DIFFICULT TO LEVEL THIER TOPS USING SHIMS.
3. ENSURE THE TOPS OF ALL JOISTS ARE LEVEL AND INSTALL PLYWOOD SHEATHING.
4. MAY NEED TO ADD SOME CONCRETE TO EXISTING STONE FOUNDATIONS TO SUPPORT THE NEW BEARNING WALL ABOVE

Gross Area Schedule	
Level	Area
Attic	616 SF
Second Floor	1157 SF
First Floor	1160 SF
Basement	385 SF
Total	3319 SF

Zeigler House

25321 Frederick Road
Clarksburg, MD

EXISTING CONDITIONS

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Email: info@existingconditions.com
Website: www.existingconditions.com

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2. Laser scanning equipment uses light waves to measure distances, unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.
3. Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
4. The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 373165

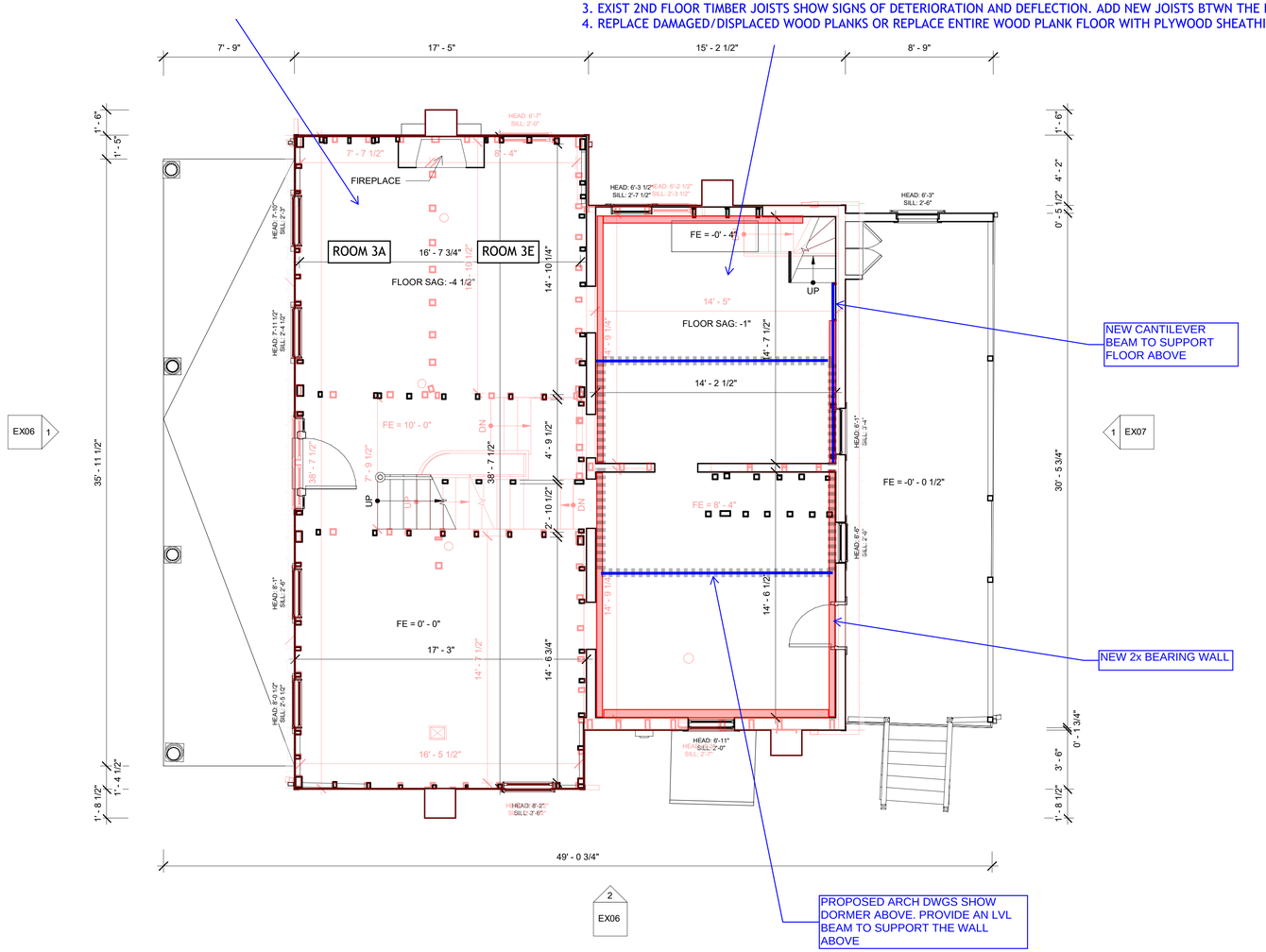
Existing Basement Floor Plan

Date: 4/7/2025
Scale: 1/4" = 1'-0"
Created By: ES

EX01

2ND FLOOR RECOMMENDATIONS FOR ADDITON, ROOM 3A/3E
1. REMOVE THE BEARING WALL BTWN ROOM 3A AND ROOM 3E, AS IS NOT SHOWN IN THE PROPOSED ARCHITECTURE PLANS.
2. THE EXIST 2ND FLOOR JOISTS ARE DEFLECTING. ADD NEW JOISTS BTWN THE EXISTING JOISTS TO REINFORCE AND SUPPORT THE 2ND FLOOR.

2ND FLOOR RECOMMENDATIONS FOR LOG HOUSE
1. THE EXISTING LOG WALLS NO LONGER FUNCTION AS STRUCTURAL BEARING WALLS DUE TO DAMAGE AND SHOULD BE TREATED AS CLADDING. PROVIDE NECESSARY TREATMENT AND INFILL BTWN GAPS.
2. SLIGHTLY JACK UP THE EXISTING 2ND FLOOR AND INSTALL A NEW 2x4 OR 2x6 BEARING WALL IN FRONT OF EXIST LOG WALL TO SUPPORT THE 2ND FLOOR JOISTS.
3. EXIST 2ND FLOOR TIMBER JOISTS SHOW SIGNS OF DETERIORATION AND DEFLECTION. ADD NEW JOISTS BTWN THE EXISTING JOISTS TO PROVIDE ADDITIONAL SUPPORT.
4. REPLACE DAMAGED/DISPLACED WOOD PLANKS OR REPLACE ENTIRE WOOD PLANK FLOOR WITH PLYWOOD SHEATHING.



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Zeigler House

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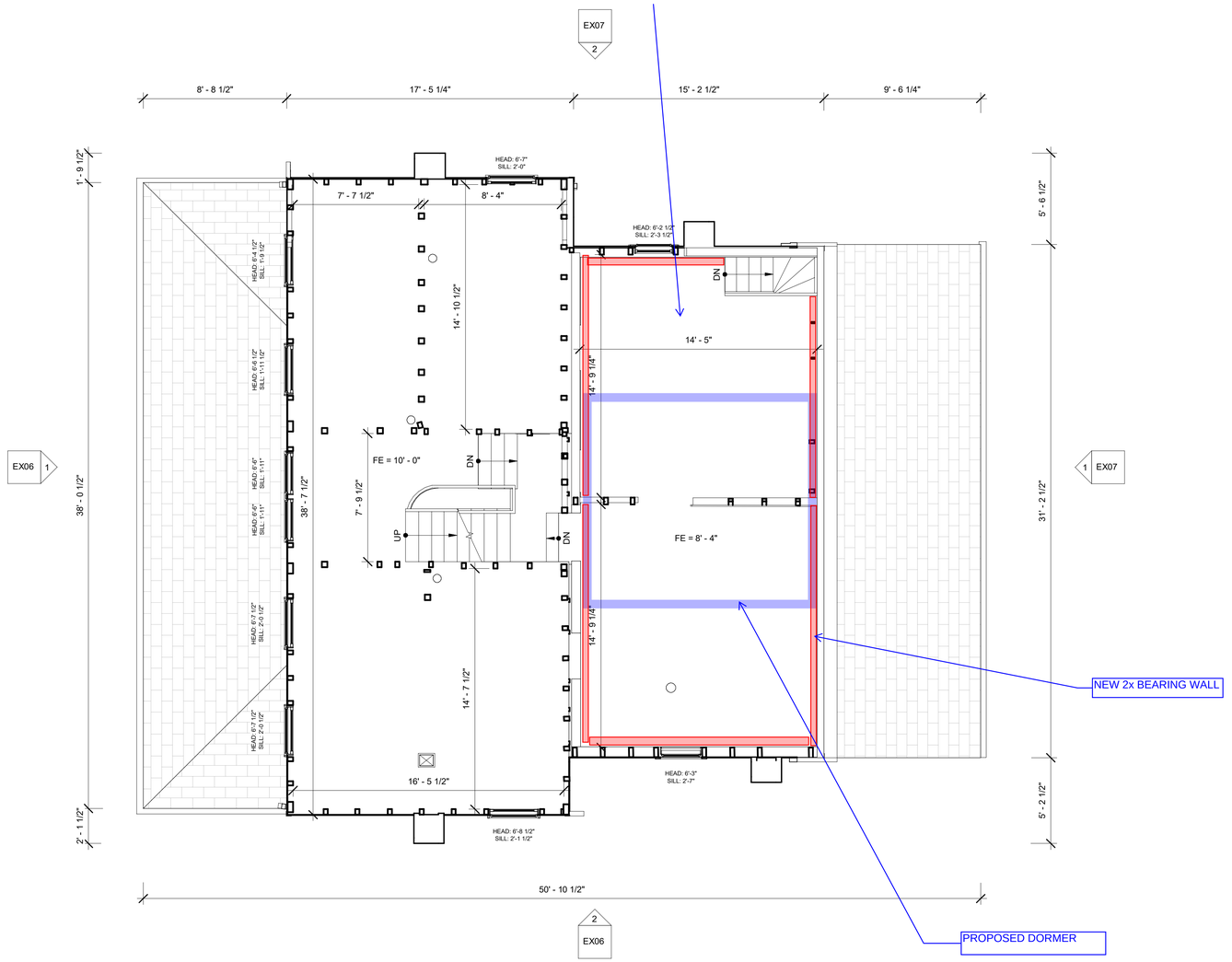
Project Number: 373165

Existing First Floor Plan

Date: 4/7/2025
Scale: 1/4" = 1'-0"
Created By: ES

EX02

ROOF RECOMMENDATIONS FOR LOG HOUSE
1. THE EXIST LOG WALLS NO LONGER FUNCTION AS STRUCTURAL BEARING WALLS AND SHOULD BE TREATED AS CLADDING.
   PROVIDE NECESSARY TREATMENT AND INFILL BTWN GAPS.
2. SLIGHTLY JACK UP THE EXISTING RAFTERS AND INSTALL A NEW 2x4 OR 2x6 BEARING WALL IN FRONT OF EXIST LOG WALL TO SUPPORT THE RAFTERS.
   MANY OF THE EXIST RAFTERS ARE DETERIORATED AND DEFLECTING AND SHOW BEARING FAILURE DUE TO TERMITE DAMAGE. ALTHOUGH SOME RAFTERS AND THE MIDSPAN BEAM WILL BE REMOVED TO ACCOMMODATE THE PROPOSED DORMER, THE EXTENT OF DAMAGE AND PLANNED MODIFICAITONS MAKE THE FULL REPLACEMENT OF THE EXISTING RAFTERS WITH NEW ONES THE RECOMMENDED APPROACH.
   IF THE EXISTING RAFTERS SHOULD REMAIN FOR HISTORIC REASONS, NEW RAFTERS SHOULD BE INSTALLED BTWN THE EXISTING ONES TO REINFORCE THE ROOF STRUCTURE.
3. PROVIDE NEW 2x10 OR 2x12 RAFTERS FOR THE DORMER ROOF.



Gross Area Schedule	
Level	Area
Attic	616 SF
Second Floor	1157 SF
First Floor	1160 SF
Basement	385 SF
Total	3319 SF

Zeigler House

25321 Frederick Road
Clarksburg, MD

EXISTING CONDITIONS

Start Accurate. Stay Accurate.™

These drawings were created to clients' specifications. To request additional documentation, please contact us at www.existingconditions.com/get-started

Phone: 617.247.9161
Email: info@existingconditions.com
Website: www.existingconditions.com

All projects are measured using the most advanced laser measuring equipment and our best standards and practices. All work will be field verified by client prior to design or construction or other use.

General Notes:

1. It is expressly understood by client that Existing Conditions Surveys, Inc. ("EC") is not an architectural or engineering entity. None of the documents prepared by EC for client shall have any stamping or certification of such trade professionals.
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Laser Scanning Notes:

1. Visit navvis.com and leica-geosystems.com for 3D laser scanner tolerances, range information and product specifications.
2. Laser scanning equipment uses light waves to measure distances, unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.
3. Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
4. The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 373165

Existing Second Floor Plan

Date: 4/7/2025
Scale: 1/4" = 1'-0"
Created By: ES

EX03

Shefic
CAL
MODE
MR
REF
H/M

REF
H/M
MODE
MR
CAL

Shefio

CAL

MODE

MR

REF

H/M

Shefio
CAL
MODE
MR
REF
H/M

LIGHT
SWITCH

LIGHT
SWITCH

LEGEND
VALVE

GEORGIA-PACIFIC

SPIB. No.2 SOUTH HT
3½ x 3½
YANCEY LBR