

August 3, 2023

Brandon Reiff  
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via email – breiff@broadbentinc.com

RE: Structural Assessment of Existing Old Wadsworth Gym Building  
200 School St, Wadsworth, NV  
Washoe County APN 084-200-37

Linchpin Project No. 23-128

To Whom It May Concern:

Linchpin Structural Engineering, Inc. (Linchpin) has completed our review of the existing building located at the above referenced location. This report summarizes our review and assessment.

### Background

The Pyramid Lake Paiute Tribe has requested a structural assessment of the building located at 200 School St in Wadsworth, Nevada. Our understanding is that the Tribe is considering purchasing the building and requested an assessment be provided as part of their due diligence.

### Observations

The gymnasium building is constructed of wood framed walls with a wood trussed roof. The roof is hipped at the corners with a center ridge between the hips. The wood roof trusses are spaced at 48" oc and clear span the gym floor creating the open floor of the gym. Photo 1 below shows the exterior of the building and photo 2 shows the interior of the gymnasium. The wall sheathing for the building consists of ¾" horizontal straight sheathing at interior and exterior face of wall. There are minimal openings in the exterior walls of the building which means that there appears to be adequate lateral resistance for the building.

We were able to observe the wood trusses near the ceiling access above the stage. The trusses appeared to be in good condition, photo 3 shows the roof trusses that free span across the gymnasium. There is a stage with a crawl space below. We were able to observe the framing below the stage which appeared to be in good condition. Photo 4 shows the framing of the crawl space. The foundation of the exterior wall was visible from the crawl space below the stage and is shown in photo 5. The foundation that is accessible seems to be in good condition. The floor of the gymnasium does appear to be a raised framed floor but we could not find access to the crawl space below the floor so we could not observe the condition of the framing for the gymnasium floor.

There is a tall chimney on the east side of the building. It appears that the chimney is constructed of wood framing, therefore, there is not a concern with collapse of the chimney in a seismic event that a brick chimney would present. Photo 6 shows the tall chimney on the east side of the building.



There does seem to be some evidence of roof leaks in the past as visible from the water stains on the ceiling in photo 2 below. I am not aware if these roof leaks have been fixed or not. There are also some cracks in the exterior stucco as seen in photo 7. These cracks are cosmetic and are not a structural concern.

### Conclusion

The building appears to be structurally sound with no visible signs of deterioration or structural damage. This conclusion is limited to structural members that were visible at the time of our observation.

Please contact me if you have any additional questions.

Sincerely,

LINCHPIN STRUCTURAL ENGINEERING, INC.



Dave Hodder, SE24115  
Senior Principal

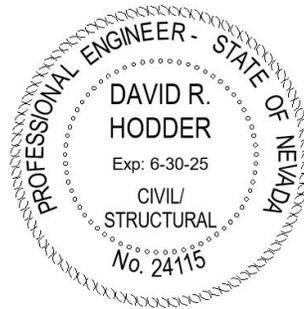




Photo 1: Exterior of the Building



Photo 2: Interior of the Gymnasium



Photo 3: Roof trusses spanning across gymnasium



Photo 4: Crawl space below the stage



Photo 5: Foundation below exterior wall



Photo 6: Chimney on east side of building



Photo 7: Cracks in exterior stucco