

# ACTICON

November 7, 2001

ACT-2588

Mr. Glenn Kriger  
98-100 Realty, LLC  
P.O. Box 1055  
Fair Lawn, New Jersey 07410

Subject:      Engineering Services for Inspection of crack  
                 damages at the 98-100 Greenwich St. Building  
                 New York, New York

Reference:     Acticon letter ACT-2580 dated October 29, 2001.

Dear Mr. Kriger:

In accordance with the referenced letter, Acticon has conducted a structural inspection of the front and rear building walls at 98-100 Greenwich Street in New York City on November 1, 2001. The purpose of the inspection was to determine whether the observed masonry cracks were as a result of the World Trade Center collapse. The structural inspection was based on visual observations of the front facade, rear facade, roof, 4<sup>th</sup> floor, as well as a limited inspection of the cellar.

The building at 98-100 Greenwich Street is a five (5) story building with commercial space at the ground floor. The building is constructed of brick masonry bearing walls and wood floor joists. The floor joists frame between the exterior walls and an interior masonry bearing wall at the center of the building.

There are two (2) substantial vertical cracks in the exterior masonry walls. One crack occurs in the rear wall directly adjacent to the interior masonry bearing wall. This crack originates at the top of the wall and extends down the building approximately 8 to 10 feet. At the top, the crack is approximately ½ inch wide and appears to go through the entire width of the wall. As it extends down the wall, it tapers in width to a hairline crack. Above the crack the coping stone has separated by approximately 1 inch at a mortar joint.

**Acticon Engineering, P.C.**

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The other crack occurs in the front wall at approximately the same location. This crack is similar in nature to the crack in the rear wall. It starts as a large crack at the top of the wall and tapers as it extends down the building. At the top, the crack is approximately ½ inch wide and appears to go through the entire width of the wall. In addition, similar to the rear of the building, the coping stone has separated at the location of the crack. This crack, however, has been previously repaired and sealed with roofing cement indicating a pre-existing condition.

In addition to the cracks in the exterior wall, we observed a large vertical crack in the interior bearing wall during a walk through of the 4<sup>th</sup> floor. The crack is located at approximately the middle of the space and extends the entire height of the wall. The crack appears to have been previously repaired, indicating that it was a pre-existing condition. Also, it was evident from our walk through that the floors slopes toward the rear of the building.

The nature of the wall cracks, along with the sloping floor structure at the 4<sup>th</sup> floor, are consistent with a settlement problem. Therefore, it is our professional opinion that the cracks in the front and rear masonry walls are the result of differential settlement of the building foundations.

Based on our inspection, we conclude that the observed masonry cracks at the front and rear building walls are not the result of the World Trade Center collapse. Furthermore, these cracks do not represent a safety issue to the building. We do, however, recommend that the walls be repaired as soon as possible to prevent further damage. The method of repair is beyond the scope of this report; however, Acticon is available to make recommendations for the repair of the wall upon your request.

Should you have any questions regarding this evaluation or need additional information, please do not hesitate to call.

Cordially,



Maurice Cueva-Eguiguren, P.E.

Engineering Manager

MC-E:sp

Attachment - Photographs

cc: T. Mirabile



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## **LOSS PREVENTION REPORT "THE EQUIPMENT BREAKDOWN SPECIALISTS"**

**Insured:**

**98-100 Realty, LLC  
12-70 River Road  
Fair Lawn, NJ 07410**

**HSB ID No/Loc No:  
NY-6203128/45002**

**Location:**

**98-100 Greenwich Street  
New York, NY 10006**

**HSB Representative:  
Michael A. Nasatka**

**Conferred With:  
Glenn Kruger**

**Service Date:  
October 9, 2001**

### **SUMMARY**

As a result of the World Trade Center catastrophe, an inspection was conducted at your facility to assist one in restoring and maintaining operations of critical systems. Due to the exposure to the clouds of smoke and dust, machinery can fail over time due to the abrasive nature of the particulate matter. The material is highly abrasive and can cause breakdown of important equipment needed for operations. It is also an excellent insulator that can lead to equipment overheating and failure.

The inspection indicated that all equipment has been cleaned and appeared to be operating in normal parameters. The elevator motors were inspected and were clean and dust free. The electrical system was visually examined with no adverse conditions noted.

This preemptive action on your part may prevent further machinery breakdown in the future and is a good preventative practice to be implemented in your maintenance schedule.

We wish to thank all involved who allowed access during this time of tragedy.

MAN:mbc

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