



## Structural Inspection

September 18, 2018

For: Parkview Condo HOA  
103 Parkview Blvd.  
Mandeville, La. 70471

Attn: Jan Mullen

### Construction:

Two-story, wood frame, vinyl veneer, with a composition shingle roof on a post tension foundation.

### History:

Dammon Engineering was contacted to request a structural inspection due to termite damage noted on the stairwell of building #300. The manger noted dirt falling out the siding and determined to investigate further.

### Findings:

An overall visual inspection of the exterior of the building was conducted and several items were noted. The stairwell for building #300 has been inundated with termites causing major structural damage to the supporting beams. The termites don't appear to be active at this time.

The stairwell consists of wood stringers with wood risers and treads, both landing and porches are supported by wood joist, decked over with plywood and a lightweight concrete on top. These stairs and landings are connected to horizontal wood beams that are attached to the exterior 2x4 walls. This whole stairwell is structurally damaged by the termites.

This inspection is limited to the apparent visual conditions of the structural components of this building. It does not cover, nor attempts to cover, any components, items, and/or conditions which, by their nature or location, are concealed or are difficult or hazardous to inspect, or which require the moving of furniture, flooring materials, rugs, fixtures, appliances, or any component-part nailed, bolted, or screwed down or shut. No opinions are expressed regarding conditions which could be discovered only by the disassembly of any component parts, special testing, or removal of any concealing objects.

Inspections are made under normal weather conditions, and are not opinions of the conditions of the property and/or structure which may exist under unusual weather conditions, such as, but not limited to floods, heavy rains or snows, high winds, temperature extremes, or any act of God. Specific hazardous wastes, toxic substances, toxic mold, air and water quality, communicable diseases, asbestos, soil, environmental, radon, carbon monoxide, formaldehyde, building code and termite conditions are not included in this report unless otherwise stipulated.

This report is not a warranty or guarantee of the property inspected, but it is our opinion of its condition at the time inspected. Our liability shall be limited to reimbursement of the total cost of inspection.

This stairwell also serves two units and each have a rear porch. These porches are constructed out of wood also and have signs of major termite damage on the supporting beams.

Recommendation:

Due to the extent of the damage it is recommend that the whole stairwell and porch's be removed and replaced with new treated wood and new lightweight concrete to allow for a complete sealed system. Please see the attached pictures for reference.

The roof and vinyl siding should be inspected for leaks and sealed as necessary.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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Termite damaged beam supporting roof

Termite damaged beam supporting roof

Termite damaged rear porch

Termite damaged beam supporting front porch

Termite damaged front porch

Termite damaged wall supporting stairwell

Termite damage beam supporting stair landing

Termite damaged  
stud wall  
supporting landing





Termite damaged  
beam supporting  
stairs and front  
porch





Termite damaged beam supporting stair landing



Termite damaged beams supporting front porch

CAUTION

CAUTION



Termite damaged  
beam supporting  
rear porch



Termite damaged  
beam supporting  
rear porch



Termite damaged  
rear porch

Termite damaged  
beam supporting  
roof





Beam @ stair  
landing  
separating

Termite damaged  
beam supporting  
stair landing is  
separating





Termite damaged  
rear porch

Termite damaged  
beam supporting  
roof





Beam @ stair  
landing  
separating

Termite damaged  
beam supporting  
stair landing is  
separating

