



Structural Inspection

July 15, 2020

For: April Brown
RCG Ventures, LLC
3060 Peachtree Rd NW, Suite 400
Atlanta, Ga. 30305

Ref: Village at Northshore – JoAnn – Building Damage

Construction:

One-story, prefab metal structure, brick exterior and cinder block interior, VCT flooring on a post tension foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the building, including the interior and exterior foundation of the building. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers and is not an explanation of cause, effect, or engineering.

History:

Dammon Engineering was contacted to request a structural inspection of the referenced building due to a vehicle accident where the vehicle hit the corner of the southeast side of the building.

Findings:

An exterior inspection of the southeast corner of the building noted busted and cracked bricks extending 36" high. The eastern corner side of the building was noted to have a hairline crack in three bricks. The foundation below the crack does not appear to have been comprised.

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.

Conclusion:

While the exterior of the building was compromised in that area, the interior of that area appears to be structurally fine.

Recommendation:

Items to be addressed are as follows:

- 1) Remove all damaged bricks in that area on both the southeast and eastern side of the building and replace with new to match existing.

Sincerely,

Brian Mistich, P.E.

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Damage



Damage





Damage
36" High

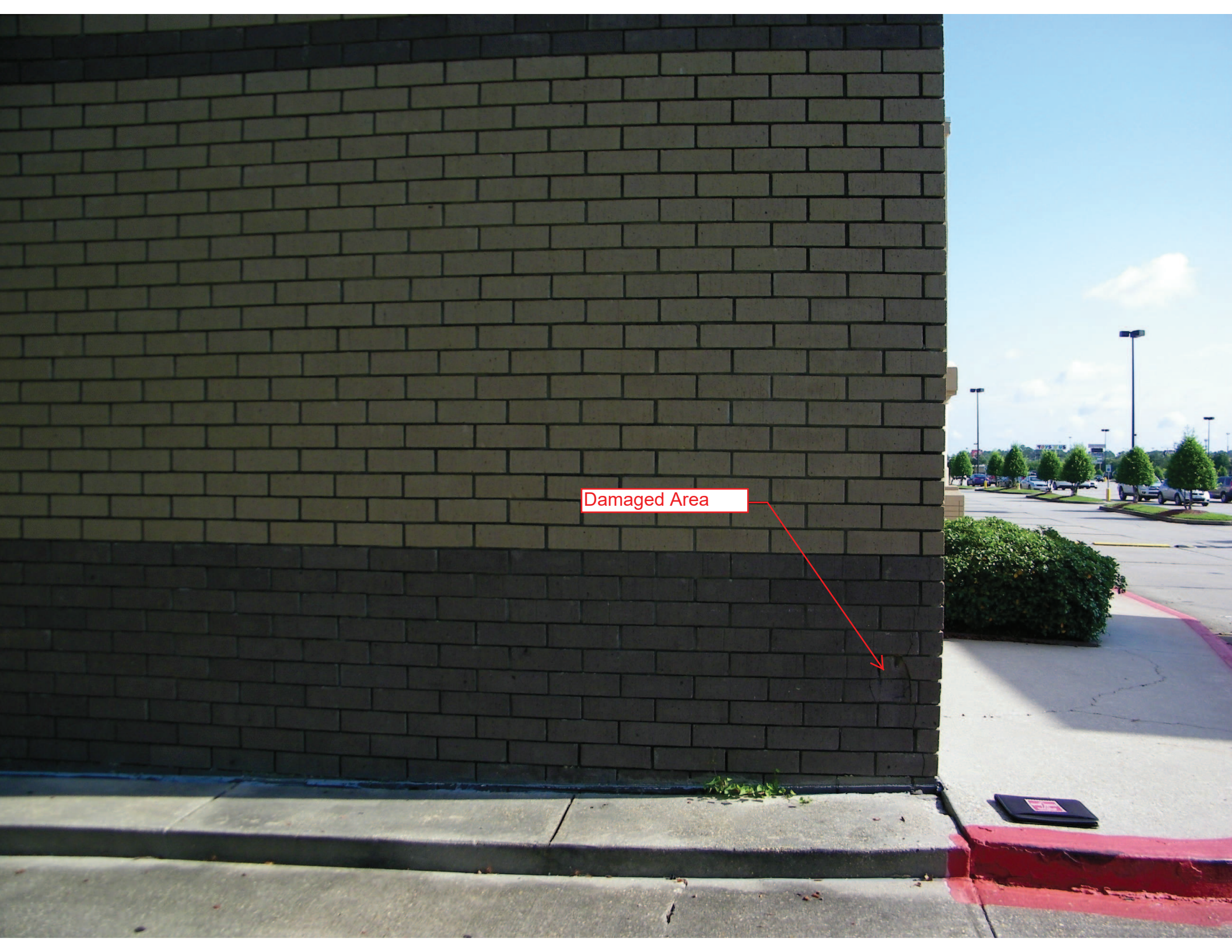


Damaged area

Damage starts here and up 36"



Damaged Area





12" Hairline Crack
East Side of Bldg.