



Structural Inspection

April 16, 2019

For: David Karcher
107 Hidden Oaks Ln
Slidell, La. 70461

Ref: 1113 Michigan Avenue
Slidell, La. 70458

Construction:

Two-story, wood frame, brick veneer, with a composition shingle roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the attic of the home. 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 conduct a structural inspection of the referenced home due to a previous fire in the attic. This home is approximately 49 years of age.

Findings:

An overall visual inspection of the interior of the home's attic was conducted. This home has evidence of a previous fire in the attic space over the garage area due to an electrical fire dating back to 1991.

The roof is supported at the exterior walls. Multiple rafters and web supporting members show signs of charring from a fire directly over the garage area. All rafters, web supporting members that are charred over the garage area have been painted with a silver paint to seal the wood.

There was no evidence of any rafters, web supporting members or ceiling joists showing any signs of being stressed. Some of the paint no longer exists at some of the charred spots on the wood due to a new roof being installed and continuous hammering from above; however the wood fibers around these spots show no signs of fatigue with signs of the cracks in the paint.

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.

Analysis:

The silver paint used to seal the wood in the attic provides a means to reduce/eliminate odors from the char and smoke on the wood members. Char that forms on the surface of wood structural members is lightweight and brittle, it has little tensile, compressive or shear strength. Movement of any of the structural members would inevitably show signs of stress in the paint where the stress(s) would have occurred.

Conclusion:

The wood frame construction that has been exposed to a fire appears to have been properly repaired/treated at the time of the fire. It is my opinion that the structural integrity of this home is currently sound.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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