

DAMMON ENGINEERING, INC.

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STRUCTURAL INSPECTION

Date: August 17, 2006

Type: Residential

RE: Pre Purchase Structural Inspection

Structure: Wood frame on concrete foundation/brick façade/composition roof

Buyer: Mr. Ron Lilly
504-394-2653

Property: 18735 Hosmer Mill Rd.
Covington, La 70435

History:

Mr. Lilly contacted Dammon Engineering to perform a structural inspection on the referenced residence. He reported that the roof on the rear of the home in the vicinity of the fireplace and skylights was sagging. Mr. Lilly wants to know if it is structurally safe and, if not, what our recommendations are to correct the problem.

Findings:

A visual inspection of the residence revealed the following:

1. The roof over the great room near the fireplace and skylights is sagging.
2. There are fractures in the ceiling sheetrock directly related to the sagging ceiling.

Analysis:

Load bearing walls were removed to open up the great room and install a balcony over looking the great room. When the load bearing walls were removed additional support systems were not installed to properly support the roof rafters. The absence of this support has caused the roof to sag. The amount of deflection is moderate and continued use of the roof in its current condition could cause water leakage surrounding the existing skylights.

Conclusion:

It is recommended that a new composite beam be installed spanning the width of the great room, as close to center as possible. A column on both ends should support the beam so that the load is transferred directly to the foundation. The new beam is not meant to lift the sag out of the roof, but to stabilize the roof. Lifting of the roof rafters to remove the sag will cause the seams around the skylights to open. Sealing the seams of the skylight is required to prevent leakage after any movement of the roof.

It is my professional opinion that the addition of the composite beam will stabilize the roof rafters and prevent further damage.

Additional Notes:

When work is being accomplished to rebuild the structure, fastenings and nail patterns should meet the new International Building Code requirements for that work. A qualified licensed professional contractor is required to perform this work.

Sincerely,

Emmett G. (Pete) Dammon, P.E.
Louisiana License No. 8796

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.