

STRUCTURE

FOUNDTION

- Type: concrete block and slab on converted portion from carport to the occupational space on the east side and concrete for the other visible portions of the walls.
- Conditions:
 - 1- There were cracks on the east side supporting the east wall, and there is also cracks under the aluminum sliding over the concrete in the northern deck.
 - 2- There was not any foundation for the inside column located near the inside stairs.
 - 3- There were not any foundations visible for added metal posts in the north-east balcony.
 - 4- There were not any visible foundations for the south porch posts.



CRAWL SPACE

- Not applicable

FLOORS

- Conditions:
 - 1- The 3 ply beam located in the ground floor was over spanned, and not properly connected to the column and each other.



- 2- Beam resting over the columns in the north-east deck was not properly sized, did not have proper connection to the columns, and was carrying point loads.



- 3- Joist resting over the columns in the ground floor (porch) is over spanned.
- 4- There were deflections in all the second floor rooms in the east west direction due to the settlement of walls.

WALLS

- Conditions:
 - 1- There was visible sign of the rot in the 5 feet of the wood framing members in the east wall, and settlement of walls.



- 1- There were cracks over and under the window in the south wall, and also in the middle load bearing wall due to the settlement of walls.



CEILINGS

- Conditions: Had some stains in the second floor living room and bathroom due to either past roof leakage or condensation due to not having vapor barrier.



ROOFS

- Type: Fink trusses
- Conditions: The end east and west trusses did not have web members to safely carry the wind loads, and also the ridge of the roof has sagged on the east west direction toward the middle.



ATTICS

- Conditions:
 - 1- There were worn out and missing papers in the east and west wall.
 - 2- There was nest in the attic which showed either present or past animal activity in the attic.

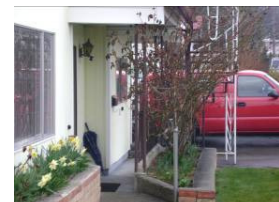
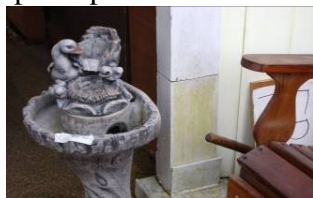


RETAINING WALLS

- Not applicable

COLUMNS

- Conditions:
 - 1- One of the wood columns in the porch consisted of two different sections.
 - 2- The steel posts in the porch were built of not confirming material due to their size and thicknesses, not properly connected to underside of the beam, and were potential to rust because of their base support and surrounding brick planter walls.
 - 3- The two steel posts in the deck were built of not confirming material due to their size and thicknesses, not properly connected to underside of the beam, and were potential to rust due to their base support.
 - 4- The two steel posts in the balcony were built of not confirming materials, enforcing point loads to their supporting beam and were rusting due to not having rust proof prime coat.





- ❖ ***Recommendation:*** Check all the aspects of the structural system for their integrity and safety use of the house by a licensed structural engineer or licensed structural contractor due to all the above mentioned deficiencies.

WOOD DMAGING ORGNISMS, RODONT, ETC

- Condition: Due to the mentioned water and moisture ingress problems and visible sign of the rot in the mentioned locations, checking the conditions of all the wood members of the house is recommended.