



AlexCom & Associates, Inc.

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May 27, 2010

Reference: Inspection of Building Structure (Job No. 100418)
5411 Arcadia Road
Spotsylvania County, Virginia

Betty Beasley:

At your request, an engineer from AlexCom & Associates made a visit to the site to inspect the condition of the structure at 5411 Arcadia Road. The results of the investigation are as follows. Overall, the wood framing (roof rafters, floor joists, wall framing, etc.) was in good condition, with no rot or mold present. There were isolated areas where repairs were necessary. These include two areas of the roof where holes were present, and therefore water had compromised the integrity of the rafters and ceiling joists, the right porch, where water had been dripping through the roof and onto the porch decking, and the left porch, which appears to have pulled away slightly from the main building. In addition, there was some rot at the bottom plate of the perimeter frame wall, as well as a small amount of localized rot in the wall, but otherwise the wall framing was solid (it was probed during the site visit to determine the integrity of the wood in the studs). A heel drop test was performed at various locations in the second floor, and the floor proved to be solid (i.e., little vibration and deflection in the floor at the point of impact). The concrete slab also appeared to be in good condition.

Overall, the majority of the framing members appear to be in good condition, with only isolated areas that are in need of repair. As with any renovation project, only selected areas were observed at the time of the inspection, and therefore if and when a renovation is done and other areas are opened, there is a possibility that additional damage might be discovered.

If you have any questions, please do not hesitate to ask. Thank you for selecting AlexCom and please keep us in mind for any future engineering needs.

Sincerely yours,

Maurice White, PE

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Betty Beasley - Inspection of Building Structure (5411 Arcadia Road)

