

Discovery Home Inspection Services

Presented by

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Ms. Jane Doe

Subject: Inspection and Analysis of a wood floor joist w/ apparent termite damage.

Reference: Washington, DC 20020

Dear Ms. Doe,

This is a report of the structural inspection performed at the referenced address. Herein are the observations describing the conditions. Enclosed are the appropriate recommendations and summary.

Type of building: Corner Row House

Age: Built 1941

Structure: Brick and block foundation
Wall solid masonry wall
Floor structure; Dimensional structural wood members w/ dimensional wood plank subfloors
No abnormal condensation or water damage observed.
No threatening structural damage of masonry walls are apparent.

Structural Observations

The 2x8 wood joist spans 12 ft +/- where it bares on the front masonry foundation wall in the basement to the a mid span support at the 6 inch steel "H" beam. The joist does not appear to be structurally unstable due to the following:

- The wood displays splintering along the bottom rail of the joist within 12inches from the foundation wall. This is a characteristic of affected wood. However, by testing for density of the wood through a sounding technique, the results revealed only a marginal lost of density. The remaining span of the wood joist appeared in good condition.
- The neighboring joist do not appear to be affected in this manner. Indicating treatment of termites may have arrested possible infestation.
- The wood subfloor attached to the joist appears to be unaffected.
- All structural members appear to be plumb and aligned.

Concerns of the structural member:

The lost of wood density does not appear to be significant. In addition, the other floor joist and the subfloor work in concert to sustain the structure.

Recommendations

1. Provide quality annual termite abatement program.
2. Provide the necessary means to maintain moisture control and good rain runoff away from the building.
3. Monitor the exposed wood structural members.

Summary

There appears there is no structural threat to the building at the time of the inspection. Providing the suggestions indicated for recommendations should prove to be a lasting solution.

If you have questions, please do not hesitate to call.

Sincerely,

Berlin I. Dean, LHI, CIAQT, CMA, CESA, CRMT, NACHI.