



LORTECH^{INC}

CONSTRUCTION ENGINEERING

February 19, 2020

American Home of Dreams
404 Main Street
Bradley Beach, NJ 07720

Re: Inspection
2201 W. Bangs Ave.
Neptune, N.J.

Gentlemen:

At your request, an inspection was performed at the above referenced location. The purpose of the inspection, which was performed on February 17, 2020, was to evaluate potential structural damage that may have occurred due to a recent fire. I offer the following.

Observations

The home is a one (1) story wood framed bungalow style structure approximately 95 years old. For orientation purposes, the front of the dwelling is oriented South. The home is constructed on a partial basement (9 ½ course of 8" block and accessible via a Bilco door along the East side) beneath the kitchen and living room at the South and a shallow block crawl space foundation beneath the rest of the home. The foundation shows no signs of being structurally compromised.

There is a bedroom (BR #1) at the East side in the center of the home (where the fire originated) and a second bedroom (BR #2) at the North side of the home. There is a single bathroom at the North West corner. Between BR #1 and the West side of the home is a pantry area and hallway which connects the kitchen to the bedrooms/bathroom

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The floor joists were examined and found to be intact with no need of replacement. Some areas of the subfloor in the hallway were found to be soft and in need of replacement.

Structural damage to the wood framing components was noted within the East wall of Bedroom #1, the ceiling of Bedroom #1, rafters/roof decking above BR #1 and adjoining hallway/pantry area. Partition walls in BR #1 were damaged to varying degrees.

The remainder of the home was smoke damaged with no structural concerns.

Repair Recommendations

The following framing components will require replacement due to the fire.

1. Re-frame roof rafters, roof sheathing and ceiling joists above BR#1 and hallway/pantry area from East to West exterior walls in line with front and rear BR#1 walls.
2. Replace roof sheathing at North end of home, from BR #1 to North wall.
3. Re-frame exterior wall (East side) of BR #1.
4. Re-frame partition walls of BR #1 as required.
5. Replace subflooring in area of hallway as required.

While not a structural repair, the use of fire damage sealant should be anticipated for all areas that were subjected to smoke.

Properly performing the above work will return the structure of the dwelling to a serviceable condition. If, during the course of the work additional areas of concern are noted, contact this office for further evaluation.

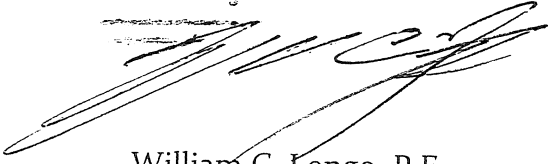
This inspection was focused on structural items of the home only and is not to be taken as a whole house evaluation (i.e., electrical, plumbing, etc.).

These opinions are based upon my inspection of the premises, training and experience as an engineer and are offered with a reasonable degree of engineering certainty.

February 19, 2020

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Longo', with a large, sweeping flourish extending to the left.

William C. Longo, P.E.
N.J.P.E. #35284