

January 5, 2010

Mr. Josh Brown
Huckabee & Associates, Inc.
4521 S. Hulen St., Suite 220
Fort Worth, Texas 76109

Re: Malakoff Elementary School
1940 School Building
Malakoff, Texas

Dear Josh:

On December 28, 2009 I visited the 1940 Elementary School in Malakoff to observe the condition of the existing floor construction from below. A total of 24 holes had been cut through the existing wood floor, cutting through the wood flooring and subflooring, but not the wood floor joists. There was an access hole in each of the main classrooms, plus some of the smaller ancillary rooms, plus eight holes in the corridor of the building.

Construction:

The floor is 1x tongue-and-groove wood planking on 1x tongue-and-groove diagonal planking on wood 2x's spanning between concrete grade beams over a crawl space. The foundation is probably shallow spread footings supporting the grade beams.

Procedure:

I installed my camera on the end of a pole, which was then extended into the access hole. A total of eight photographs were then taken at each access location at 45-degree increments to encompass a panoramic view of the underfloor region.

Analysis:

I scanned over the resultant photographs to look for signs of distress, excess moisture, termite trails or other potential signs of damage.

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Of the 24 access holes, photographs in 4 of them indicated signs of past termite presence in the form of dirt tunnels. Note that this does not necessarily indicate current termite activity, and it also does not necessarily indicate significant damage. With the amount of moisture present in the underfloor subgrade this level of past termite activity is not surprising. This percentage of termite involvement is high enough to indicate there is probable damage to some of the wood members, but probably low enough to indicate that this damage is probably not especially widespread. The evidence of past termites presence seemed more prevalent in the eastern half of the building than in the western half.

Other forms of potential damage, including a white substance with the appearance of mold, and some actual wood decay, were observed on a very occasional basis throughout the building. These abnormalities were so isolated that they do not imply a regular pattern of distress.

Conclusions:

The wood floor structure definitely shows evidence of moisture-induced damage, but it appears to be somewhat isolated and minor.

Summary:

This investigation consisted of visual observation only, made solely to determine the structural integrity of the described building. The observations were made on a sampling basis, which can not possibly embody all of the structural members. Neither the investigation nor this report is intended to cover mechanical, electrical, architectural or environmental features.

Sincerely,

Kyle B. Burgy, P.E.



#5743 – Evidence of past termite presence may indicate damage.



#5751 – Extreme humidity has caused moderate damage to the floor structure.



#5636 – There is isolated damage to floor members.



#5760 – Fire damage is quite localized.