



# CAROTTI'S CORNER

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## A RECENT SUCCESS

A home inspection alerted a buyer to a distressed retaining wall. When the buyer called a few contractors, she was given repair estimates ranging in the tens of thousands of dollars. Upon her Realtor's recommendation, we were retained to determine the true nature and extent of the distress. After a thorough investigation, it was found that the wall was NOT structurally damaged and expensive repairs were NOT needed!



Checking under the foundation of a house

## STRUCTURAL DAMAGE ASSESSMENTS

Structural failures occur for many reasons. The cause or causes may be from natural disasters such as hurricane damage, heavy winds, fire or flooding. Other causes may include poor materials or construction errors, insufficient maintenance, or any number of age-related reasons. It is essential that a probable cause for failure be determined before a proper forensic report or a lasting repair can be made. In order to prepare such a report, and ultimately perform a repair, an independent Structural Damage Assessment should be performed by a licensed and qualified Structural Engineer.

Structures, much like people, often require periodic "checkups" to diagnose and treat ailments as a result of age, illness, and exposure to environmental elements. Often, the need for minor cosmetic upkeep can be identified and remedied by the observant and capable homeowner or property manager; however, there are times when the need arises to have such ailments treated by means of a more in-depth evaluation performed by an experienced and competent professional (much like a doctor).

### Questions about a Structural Damage Assessment Report:

*Our Structural Damage Assessment is based on a limited visual, non-destructive evaluation of the site conditions. Most inspections are completed in an hour!*

#### **Q: Who performs the assessment?**

A: Mr. Renato Carotti, PE, licensed professional engineer with over twelve years structural engineering experience, performs all structural damage assessments.

#### **Q: Why do I need this report?**

A: This report provides you with specialized knowledge regarding your specific conditions, thus allowing you to make more informed decisions.

#### **Q: I have your report, now what?**

A: This report can be a useful tool in real estate transactions, contractor negotiations, insurance company claims, and determining a course of action.

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*“Better to have, and not need, than to need, and not have” – Franz Kafka*

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*Structural Damage to a Retaining Wall*

## Contact Us

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## SCOPE OF ASSESSMENT

The scope of the assessment is limited to the structural elements in question. Structural elements may include rafters, trusses, joists, floors, walls, foundations, slabs, retaining walls, etc. This facilitates a complete focus on your particular situation or condition. Cases where a Structural Engineer is used to conduct a damage assessment include cracked roof or floor tiles, sloping floors, settled decks or foundations, retaining wall issues, cut rafters, and structural integrity issues after termites, fire, wind, or water damage.

## WHAT WE CAN DO FOR YOU!

Our methods are thorough and professional. We arrive on-site quickly and provide a thoughtful analysis and final professional engineering assessment with expedience. Whether natural disasters, accident, or typical age related issues, we will determine as accurately as possible, the most probable causes of the observed conditions. Our broad experience in analysis and design provides a solid background as an expert Structural Engineering firm. We also have experience in working with soil properties. This allows us to find the causes, from both a design and construction standpoint, of foundation failures and related structural damage. Our clear, concise, easy to read reports with photo documentation, provide valuable information regarding the site conditions.

## ***WHAT HAPPENED, WHERE AM I ?***

