



INTEGRAL CONSULTANTS

for Buildings & Business

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NEWSLETTER

AUGUST, 2009

TIMBER!



When we visited the site, the weather was overcast but dry. The residence is a 9 year old one storey frame dwelling with an attached garage and basement.

A tree being topped by the neighbour to the south fell onto the Insured's roof, striking the roof over the dining room and damaging the wood shakes, trusses, fascia, soffits and gutters. The shock of the impact was felt throughout the residence. An inspection and observations of the attic made by an independent third party attest to the assumed damage in the attic. The tree then bounced, striking the roof over the living room area and landing on the east fence. The lower portion of the trunk damaged the southern fence line as the tree fell.

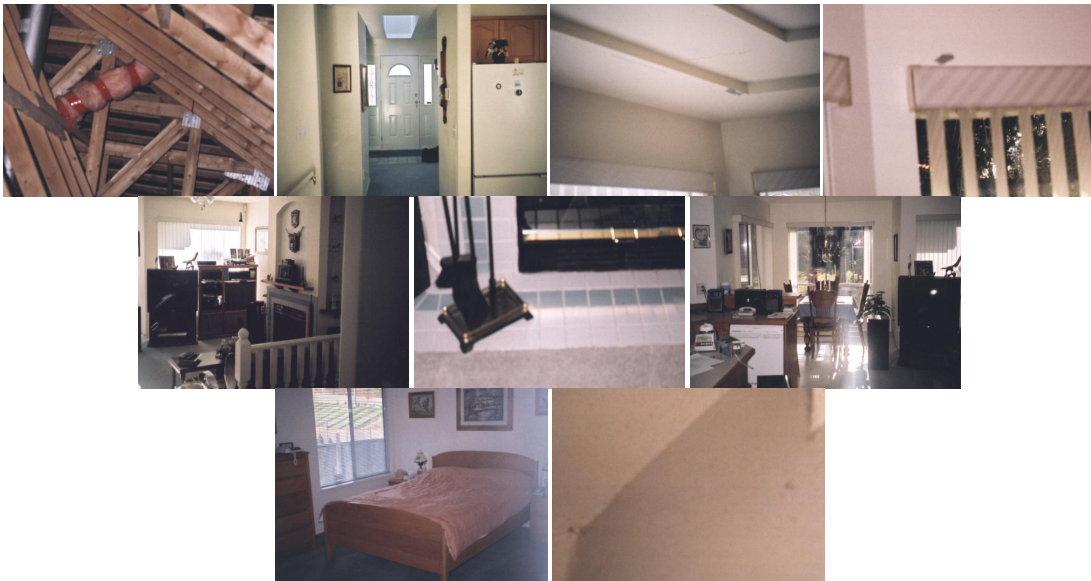


It is visually obvious that the shock of impact was felt throughout the residence. The following observations have been made:

- The Wood Shakes were broken and cracked shakes are evident throughout the southern panels on the roof.
- The damage to the trusses over the dining room and living room can be accurately assessed once the shakes have been removed.
- A broken fascia board is evident to the south elevation over the dining room window
- Soffits are damaged, broken and missing to the south elevation. The soffits were 9 years old and to match the existing style would be difficult.
- There is gutter damage to the south elevation. The profile is obsolete. Also they are continuous

gutters.

- The dining room window has the exterior trim, which has separated and cracked due to the impact.
- There are cracks to the foundation under the dining room window and under the front porch.
- The brick facade next to the front entry has cracked and forced the garage door jamb outward.
- The pony wall on the foundation under the front entry has been damaged.
- The sub floor throughout the residence is strand board that has been weakened by the impact. The integrity of the glue has given way. It is now squeaking and showing the joists through the lino areas.
- The ceiling drywall and texture has nails that have popped and a corner bead that has expanded and then contracted due to the force of the impact.
- The walls which have round corner beading have cracked at the edges of the bead. This type of bead is mudded in place and is not attached with screws or nails. Any type of stress would crack it. The walls also have nails that have popped.
- The fireplace hearth has sunk from the ceramic decor leaving a gap between the wall and the floor.
- The ceramic entry has dropped away from the front wall above the damaged pony wall.
- The railing has pulled away from the wall.
- The pocket door between the kitchen and dining room is now out of alignment. It needs to be realigned.
- The basement pad now has a series of cracks in it.
- The fencing to both fence lines on the south side is damaged.



All the damage I observed is concurrent with the type of damage that can occur from impact or ground movement. Even though some normal settlement cracks are in evidence, they would have to be assumed with the repairs as they are conditions that existed before the impact and now form part of the damage.

Until such time that repairs has been completed, additional damage as a result of the impact may occur.



The insurer in this case brought in their approved engineer to assess the damage. The engineer gave his report but it gave me additional concerns as well which are as follows:

The engineers report refers to hip rafters etc. which is part of the turret above the dining room and it does not refer to the truss damage to south panel at the ridge of the junction of the east panel. The engineering report and the approved restoration contractors report were completed in April whereas this damage was discovered in July by an independent contractor that the insured brought in to assess the damage.

The engineers report refers to having a certified roofer inspect the roof for damage. That inspection was never completed. When a roof is certified, it requires the entire panel of all damaged sections be replaced, which would be the entire south elevation, not just the turret.

The insured is concerned with different coloration between the new and old shake roofs. If the old roof was cleaned and the entire roof was treated, the new and old would blend better.

The gutters are continuous around the entire residence but the approved restoration contractor's scope does not make that clear.

The profile of the soffits is obsolete and also flows around the perimeter without a break.

The living room & dining room flow through into the foyer which then flows into the hall to the garage and the hall to the bedroom and into the combination kitchen, eating area, family room and staircase with out a break and the corner bead is round. The approved restoration contractor's scope does not go far enough to finish the repairs.

The damage to the hearth in the family room, the foyer tiled entry, the brick facade to the west of the garage door, the pony wall in the basement, the leaky foundation wall under the dining room window, and the basement cracks to the slab are directly in line with impacts and shock waves of the tree impact. The engineers report says that "it is extremely unlikely that the tree impact could have caused a new slab crack". It has been our experience from past impact, vibration, blasting, and wind damage that these types of damages do occur. No one actually inspected the residence before the tree impact and the construction of this residence is an economy quality. We do not know the soil conditions which could escalate normal settlement.

All the sub floor is OSB glued and stapled to an over spanned and under constructed frame work, and the glue's integrity was probably weakening as time went by. Any type of impact, vibration or settlement would escalate this process that would normally occur at different intervals. Again, if the soil is poor, any type of shock wave would compromise the sub floor. No soil test is available to determine the soil conditions and to do so is very costly.

The residence has decreased in value by the BC Assessment Authority by \$ 27,100 since the tree impact.

There is too much spread in repair estimates

Approved Restoration Contractor	\$ 6,441.13
Independent Contractor	\$ 28,864.32
Integral Consultants Assessment	\$ 32,048.14

Contents are not addressed in approved restoration contractor's or Savage Johnston Construction's scopes. Integral's estimate would be \$ 26,593.46 excluding packing up of contents.

The bottom line to this is that it did go through the legal system and the insured was awarded \$ 50,000 by the courts for direct monetary loss.

Necessary Tourist



Ian Stout's next great novel is out Sept. 15/09

The same old gang searching the jungles of a Caribbean Island for a lost granddaughter

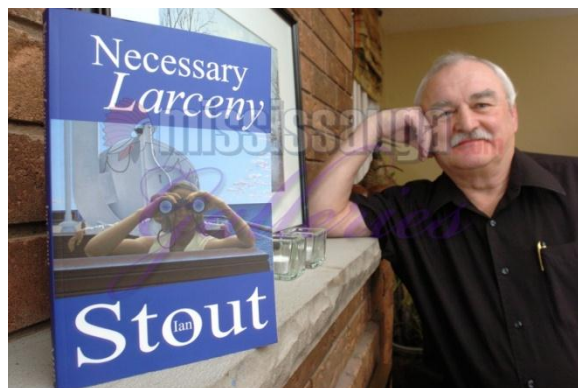
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and these fine independent bookstores, Bookers-Oakville, Nostalgia-Port Credit,
Oxford-London, Pickwick-Waterdown, Furby House Books-Port Hope
as well as libraries from Vancouver to Halifax

Necessary Larceny, Ian's first novel, appeared on bookshelves Oct. 15, 2007
is also available at these fine book stores.



BUILDING REPRODUCTION APPRAISAL REPORTS

We are please to introduce combined RCR/ODF Insurance Appraisal Report for underwriters, brokers and the consumer and our Loss Appraisal Report for adjusters in the event of a loss. This appraisal provides a Replacement Cost Reproduction (RCR) Appraisal based upon Reproduction Costs for *Replacement Cost Value* using the Calculator Method by means of the Marshall Valuation format or the R. S. Means Cost Guides for contractors and they will incorporate Physical and Functional factors in the Depreciation segment for *Actual Cash Value*. This report is designed for a total loss or to determine co-insurance for both RCV and ACV.

The Underwriting Format provides the following Recommended Individual Policy Limits; Replacement Cost (RCV) or (RCT); Occupancy Design Fixtures (ODF); Bylaw Coverage (BC); Demolition & Debris Removal (DDR); Guaranteed Replacement Cost (GRC); Blanket Insurable Value (BIV); and Depreciation Applicable (ACV) in the form of a percentage for underwriting reports and the actual cash value for claims reports.

Occupancy Design Fixtures (ODF) is now incorporated into the format and can be added for an additional cost. Incidental Occupancy Design Fixtures such as free standing appliances for apartment buildings are included in a RCR Appraisal Report for no additional cost.

Occupancy uses with sizeable ODF requirements such as Security Equipment, Janitorial, Cash Registers, Checkroom Equipment, Business Offices, Laboratories, Mortuaries, Medical Offices, Dental Offices, Motels, Lobby and Reception Area Furniture & Equipment, Residential, Automotive – Repair & Service, Automotive – Tire Retreading, Automotive – Spray Booths, Barber and Beauty Shops, Photo Labs, Laundry and Dry Cleaning, Laundromats, Billiard Rooms, Amusement Arcades/Casinos, Health Clubs, Bowling Centers, Restaurants and Soda Fountains, Snack Bars, Retail Stores, Bakeries, Food and Beverage Markets, Churches, Stage/Theater Equipment, Chimes and Carillons, Organs, Theater Seats, Schools, Libraries, Warehousing, Hazardous Material Storage, Shipping Docks, etc will not be included unless requested as part of the appraisal.

BUILDING DAMAGE ASSESSMENT REPORTS

This report is designed to establish value for a partial loss to a building that provides a Scope of Damage and a Damage Assessment for both RCV and ACV. Since every loss is not a total loss, the rates will reflect costs for cutting and patching to existing construction; dust protection; material handling & storage; protection of existing finishes, shift work requirements; temporary shoring & bracing; equipment usage curtailment; and work inside secure premises, where applicable. All of these conditions are associated with retrofitting replacement material for partial losses.

Logistics have been changed with added or revised sections which now include Ceiling Height, Building Shape, Basement, Building Height, Building Size, Green Construction, Hillside Location, Shortages, High Wind Areas, Weather Extremes, Congested Areas, Resort/Remote Areas, Retrofitting Construction, Seismic Construction, Current Cost, and Location.

FILE AUDITS

So you think you have done everything right. There was an assigned approved insurance contractor to complete the restoration and the project was put out to bid. But why did the costs escalate and the insured is not happy with the results? There are a number of reasons why. Outside influences such as government bodies can directly impact the how the restoration process is going to take place. There really is no control over these situations and inevitably the construction costs are directly impacted by decisions a government body can make concerning the restoration process.

We offer peace of mind through knowledge and expertise, call us at (778) 239 – 6308 or email us at integral@shaw.ca for more information, as our audit reports start at \$ 125.00 and our full reports start at \$ 375.00 plus GST.

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