



**Starling Madison Lofquist, Inc.**  
*Consulting Structural and Forensic Engineers*

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February 1, 2022

Mr. Chad Boyd  
Stratton Superior Builders, LLC  
992 W. Melody Ave.  
Gilbert, Arizona 85233

Subject: Roof Damage – Preliminary Structural Review  
Lake Park Villas  
5609 S. Hurricane Ct  
Tempe, Arizona 85283  
SML No. 006-22

Dear Mr. Boyd:

Per your request, I investigated the above referenced roof damage project on Thursday, December 30<sup>th</sup>, 2021. The purpose of the visit was to examine the roof overhangs on the buildings for structural damage and provide a preliminary structural damage assessment.

**OBSERVATIONS AN BACKGROUND:**

This is a multi-building, one and two-story condominium complex with a wood framed roof, wood framed 2<sup>nd</sup> floors, concrete slab-on-grade ground floors, and assumed conventional shallow spread footings. There are ongoing concerns about the structural integrity of the roof overhangs. A previous engineering report had recommended that all the roof overhangs on all buildings be demolished and replaced with new construction.

**STRUCTURAL DAMAGE ASSESSMENT:**

Basically, from what I saw looking at a very limited number of buildings, the structural damage to the mansard roofs is limited to the north and south sides of each unit.

I recommend removing the roof tile and sheathing from the north and south side of each unit, and then I would perform a follow up inspection. I believe that much of the existing wood framing can be re-used. We just need to add appropriate metal hardware/straps. The mansards would then receive new roof sheathing, and a lighter weight roof material. I also recommend removing the heavy stucco soffit material.

For the east and west side of each unit, and again based on my limited observations, I believe these

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sections of roof are structurally sound. I would have to do some additional onsite inspections to verify this.

**LIMITATIONS:**

Opinions submitted in this report have been prepared to a reasonable degree of engineering certainty, consistent with the standard of care for like professionals practicing in the same location and time. Conclusions are subject to review and possible revision if additional information becomes available.

If you have any questions regarding my investigation or this report, please do not hesitate to call.

Sincerely,

Tres J. Warner, SE  
Design Division Manager  
STARLING MADISON LOFQUIST, INC.

Attachments: Photographs



Expires: 03/31/2024

CC: Regis Salazar (Vision Community Management)

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Photo 1:  
View of typical mansard framing at north/south sides of units. Connections do not have appropriate framing hardware. **MODIFICATIONS ARE REQUIRED.**



Photo 2:  
View of typical mansard framing at east/west sides of units. Mansard framing is "sistered" to side of roof trusses and appears to be stable and code compliant. **NO MODIFICATIONS REQUIRED.**