



## When to Get a Second Opinion by an Engineer

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By Nancy Nichols, PE, LEED AP, HI

Condominium owner calls to say that she has had multiple episodes of water intrusion and resultant mold problems in response to ice dams on her townhouse roof. Wet drywall has been replaced more than once after a roofer did work to “fix” the problem. Owner has health issues due to mold, which she has had remediated and now has returned. Owner’s insurer suspended the policy for the property due to recurring damages.

Owner of the townhouse unit engaged Team Engineering to assess the cause of the ice dams and to develop a repair plan to supplement the roofer’s repair. Team Engineering finds that poor insulation and air sealing in the attic adjacent to the subject owner’s unit is the primary contributing factor to the ice damming conditions. Melting snow on the adjacent roof is flowing onto the subject owner’s roof and refreezing/damming. As a result of Team Engineering’s letter of determination with recommendations of repair, the Condominium Association engaged an insulation contractor to implement repairs. Ice dams were mitigated and insurance reinstated.

Following are general guidelines for getting a second opinion by an Engineer:

1. When the proposed cost of building repair is high
2. When the building problem is reoccurring and sum of repair costs is high (and getting higher)
3. When liability (safety, long-term maintenance, fiduciary responsibility, energy use) for the possible building problem is high
4. When your gut says that there is more to your building issue than has been revealed
5. When the first opinion is by a contractor who serves to gain financially by the results of his/her opinion

The list goes on. Often, more than one of the guidelines apply to a situation.

There is often more than one solution. Engineers are trained to be unbiased professionals. It is our responsibility to provide the solution that best meets our client’s needs.

## Team Player Spotlight - Rachel Blandford

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### Welcome Rachel, Civil Engineer Intern!



I am a civil engineering student at the University of New Hampshire. I am from Gilford, New Hampshire and for the past four months, I have spent my semester in Scotland studying abroad. I just finished my junior year of my undergraduate program and next May I will be graduating. I hope to graduate with honors and to pursue my professional engineering license. I am very excited to join Team Engineering for the summer and am looking forward to learning more about the civil engineering practice.

## Charitable Giving: Manchester Boys & Girls Club

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The Manchester Boys Club was incorporated in 1907 and became the Boys & Girls Club of Manchester in 1983. They are one of the 53 original organizations that formed what is now Boys & Girls Clubs of America. From its meager beginnings as reading and recreation rooms, the Manchester Club has grown to include the main Clubhouse at 555 Union Street and two school-based after school sites at Jewett Street and Highland Goffe’s Falls Elementary Schools.

### MISSION STATEMENT



To reach out to all youth, especially those who need us most, inspiring them to realize their full potential as productive, responsible and caring individuals.

Team Engineering has proudly donated \$150 this month to **Manchester Boys & Girls Club**.



### What's happening with Team Engineering



Turbo helps children with their reading.

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