



Structural Inspection

November 25, 2013

For: Mr. Raymond Williams, Jr.

Subject: Structural Inspection of Residential Slab
200 Legendre Dr.
Slidell, LA 70458

Construction:

One and one-half-story wood-framed single family home, the structure was constructed on a conventional slab on grade then raised and supported on concrete masonry unit (CMU) walls with interior steel columns and steel beams.

Scope:

This inspection is limited to a visual inspection of the slab. No inspection of the existing wood frame structure or mechanical or electrical systems was performed. This report is to identify whether the raised slab foundation can structurally support the 2 story residential structure as depicted on the drawings by Architect Mr. James Macaluso, see attached. The drawings are dated 01/12/12..

History:

Mr. Williams contacted Dammon Engineering requesting an inspection of the referenced residential slab to determine its structural condition and whether it can support the structure as shown on the drawings.

Findings:

Upon inspection, the raised concrete slab and the support system of the residence are not damaged. No visible signs of deformation or warping were observed to the structural steel that was added to support the residence after it was raised.

The original interior concrete beam that was designed to support the original interior load-bearing wall that runs northwest to southeast was not poured under the interior load-bearing wall, but 5 feet east of that wall. During the raising of the residence, steel beams with pipe columns were added to support this area .

Analysis:

The reference drawings show that the new 1st floor load bearing walls are to be rebuilt in the same position where they were originally built. The additional steel beams with pipe columns under the northwest to southeast wall will support the load-bearing wall on the 1st floor as well as the loads from the 2nd floor, however will not support the additional loads and the roof system.

The reference drawings also show that some of the new 2nd floor walls do not sit directly over the 1st floor load-bearing walls.

This inspection is limited to the apparent visual conditions of the structural components of this building. It does not cover, nor attempts to cover, any components, items, and/or conditions which, by their nature or location, are concealed or are difficult or hazardous to inspect, or which require the moving of furniture, flooring materials, rugs, fixtures, appliances, or any component-part nailed, bolted, or screwed down or shut. No opinions are expressed regarding conditions which could be discovered only by the disassembly of any component parts, special testing, or removal of any concealing objects.

Inspections are made under normal weather conditions, and are not opinions of the conditions of the property and/or structure which may exist under unusual weather conditions, such as, but not limited to floods, heavy rains or snows, high winds, temperature extremes, or any act of God. Specific hazardous wastes, toxic substances, toxic mold, air and water quality, communicable diseases, asbestos, soil, environmental, radon, carbon monoxide, formaldehyde, building code and termite conditions are not included in this report unless otherwise stipulated.

This report is not a warranty or guarantee of the property inspected, but it is our opinion of its condition at the time inspected. Our liability shall be limited to reimbursement of the total cost of inspection.

Recommendations/Conclusion:

The roof shall be supported only on the exterior walls, therefore transferring the roof load to the exterior concrete beams. The roof trusses shall be pre-engineered trusses and not stick built to ensure that no interior walls support the roof system or wind loads from the roof.

Additional support should be added to support the 2nd floor walls by doubling up on the 2x8 floor joist and ensuring that these double joists are directly under the 2nd floor wall(s) when running parallel.

Summary: This slab can support the structure as proposed on the reference drawings as long as the pre-engineered roof trusses distribute the weight of the roof to the exterior walls.

Sincerely,

Brian Mistich, P.E.

3 attachments

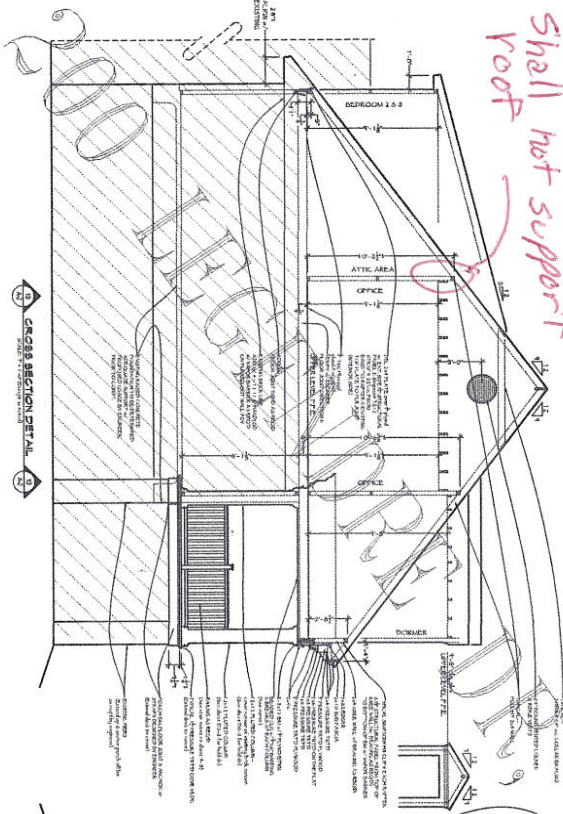


Brian A. Mistich
11/25/13

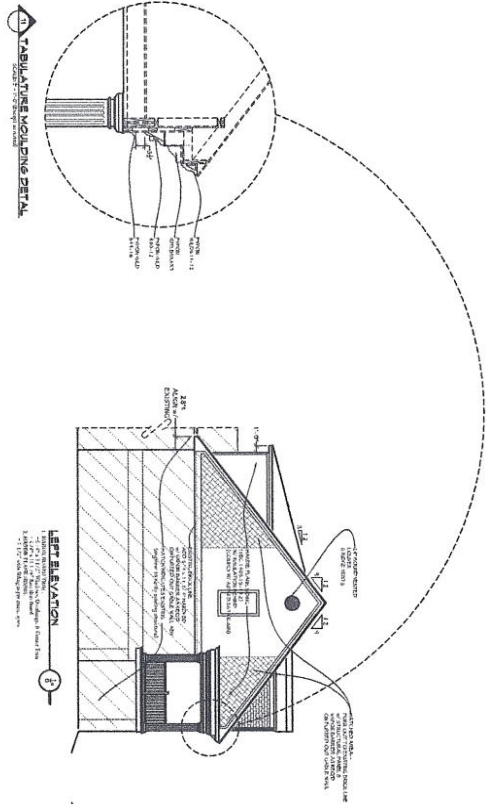
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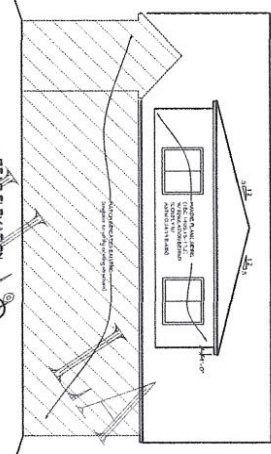
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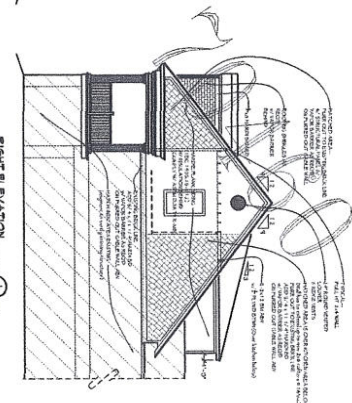
CROSS SECTION DETAIL



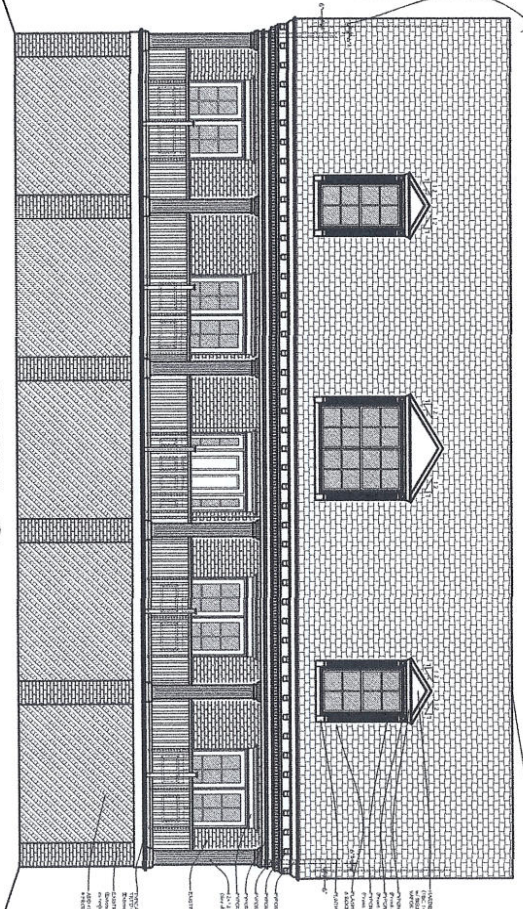
LEFT ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

- *GENERAL NOTES:**
1. CHECK ROOF NOTES #6 -10 on Sheet A-3
 2. ALL BURNED FRAMING MEMBERS TO BE REPLACED AS REQ'D & RESIZED TO MEET REQUIREMENTS.
 3. AFTER RAZING BURNED SECTION OF HOUSE, EXISTING STRUCTURAL INTEGRITY MUST BE VERIFIED & REPORTED BY ENGINEER TO DESIGNER OF RECORD, PRIOR TO CONSTRUCTION.



R B WILLIAMS
 200 LEGENDE DR
 SLIDELL, LA 70460
ELEVATIONS & CROSS SECTION DETAIL
 DATE: 01/17/13
 SCALE: 3/8"=1'-0"
 SET: 14512
 SHEET: 14512
 PROJECT: 14512
 DRAWN BY: RBW
 CHECKED BY: RBW
 DATE: 01/17/13

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