



Structural Inspection

December 10, 2019

Jimmie Scott
North Shore Auctions LLC.
37505 Brownsvillage Rd
Slidell, LA 70460

It was requested to inspect a newly purchased building for removal of four walls in the front office area. This will allow more occupants during auction time.

The area in question is located in front of the bldg with offices and storage above it. The walls are 2x6 wood studs with 2x6 top plates and 2x12 ceiling joist wrapped in sheetrock for a rated ceiling. These are load bearing walls.

The 2nd floor flooring (3/4" plywood with 5/8" sheetrock) was removed to verify which way the ceiling joist are installed. The ceiling joist run North to South in the offices and East and West in the foyer.

The contractor shall install two 2x12's under each load bearing wall, glued and thru bolted to support each ceiling joist in both directions with a 6x6 post in the middle and 4x4 posts at the ends.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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.