



Structural Inspection

February 17, 2017

For: Denise Chies
1561 Pennsylvania Ave
Slidell La. 70458

Ref: 301 River Landing Road
Slidell, La. 70461

Construction:

Two-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior foundation of the home. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers and is not an explanation of cause, effect, or engineering.

History:

Dammon Engineering was contacted to request a structural inspection of the referenced home due to a home inspection that noted some structural and elevation deference in the media room.

Findings:

The media room was constructed above the living room and master bedroom as an added feature in the attic area. The ceiling of the living room and master bedroom was designed as a ceiling joist system only and not designed to support an additional room/load above it. The construction of this media room was improperly built and does not meet code.

The construction of this room consisted of building a knee wall directly on top of OSB plywood decking that is covering the ceiling joist below. The knee wall is supporting the exterior load bearing walls of the media room. In most areas the knee wall is not supported properly over the OSB and is allowing the floor to sag.

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.

In other areas the floor joist of the media room doesn't even touch the knee wall that was installed to support it. In some areas the knee wall is built on top of the strong backs that are designed only for the ceiling joist.

The new floor joist for the media room does not have any blocking between the floor joists to keep the floor joist from twisting.

Conclusion:

It was asked if some additional support could be added to shore up the problem areas. Yes it can, but you will have to remove all the knee walls and install it properly with beams and columns that can carry the load all the way down to the foundation for a proper design.

Recommendation:

It is recommended that the media room be removed and utilized as the original design as an attic or totally rebuild it with proper construction means.

Sincerely,

Brian Mistich, P.E.

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