



July 27, 2017

Quintin Robert
1028 California Street
Osage City, Kansas

TCS #2017.011

Re: Laura Eddy
1883 N Road
Emporia, Kansas

Per your request an inspection of a Factory Built Unit was performed on Wednesday July 26, 2017. The unit was damaged during shipment from the manufacturer's facility to the client's property. Per the transportation company a bridge was hit in Oklahoma.

The unit is located at 1883 N Road, Emporia Kansas; it is setting in the East / West direction. The unit is approximately 35'-10" / 43'-8" in length x 11'-3" in width.



Photo of the Factory Built Unit



Manufacturer's Label / RV Label

The inspection was a non-destructive inspection. The following conditions were observed.

Exterior

1. Timber members at the deck roof are separated from the timber ridge member (Photo #1)
2. Column supporting the header of the deck roof is cracked (Photo #2)
3. Half column at exterior wall is separated from the wall (Photo #85)
4. Loose and missing siding at the end wall above the deck roof (Photo #3, #4)
5. Loose and missing siding at the end wall below the rake of the roof (Photo #5, #6)
6. There are eye bolts in the eave on the north and south of the west end (Photo #7, #8)
7. Metal roofing missing on the north slope at the west end (Photo #9)
8. Metal roofing deformation along the north eave (Photo #10, #11, #12)
9. Exposed unfinished siding under the rake at the east end wall (Photo #13, #15)
10. Exposed unfinished siding under the overhang east end wall (Photo #14, #16)
11. Deformation of the ridge cap and rake trim east end wall (Photo #17)
12. Exposed unfinished siding under the south eave of the deck roof (Photo #18, #19, #20)
13. Half column at exterior wall is separated from the wall and damaged at the top, additional nails were added (Photo #22)
14. Exposed unfinished siding under the south eave of the deck roof (Photo #22)
15. Soffit and fascia material crack at the south east exterior corner (Photo #21, #22)
16. Paint line exposed at the ceiling material along the timber beams at the end of the deck roof (Photo #24)
17. Exposed unfinished deck ceiling material, ridge trim piece is loose (Photo #25, #26)
18. Exposed unfinished siding under the deck ceiling at the end wall (Photo #27, #28)
19. Exposed unfinished siding under the eave along the north wall (Photo #29, #31)
20. Exposed unfinished siding at the box out at the bedroom (Photo #29, #31, #86)
21. Exposed unfinished siding at the box out at the bathroom (Photo #31)
22. Siding damaged at the west side of the box outs on the north side (Photo #30, #32)
23. Exposed unfinished siding under the eave along the south wall (Photo #33, #34, #35, #36, #37, #87)
24. Exposed unfinished trim at the southwest corner (Photo #88)
25. Band board at the end of the deck is damaged (Photo #38)
26. Diagonal crack in siding from corner of window south wall (Photo #39)
27. Siding joints that have separated on the south wall (Photo #40, #41, #42, #43, #44)

Interior

28. Drywall corner cracks throughout (Photo #45, #46, #47, #59, #60, #63, #64, #89, #90, #91)
29. Horizontal and vertical drywall cracks (Photo #50)
30. Drywall (diagonal) cracks at corners of windows numerous location (Photo #49, #51, #52, #53, #53, #55, #56, #57, #58, #61, #62)
31. Drywall damage at the loft windows (Photo #65, #66, #67, #68, #78)

32. Guardrail termination trim is separated from the wall (Photo #78, #79, #80, #92, #93, #94)
33. Damaged wall cabinet (Photo #81)
34. Loft floor is covered with drywall dust (Photo #82)
35. Kitchen ceiling finish is been damaged (Photo #83)
36. First floor is covered with drywall dust (Photo #84)

Roof System

37. Ridge board cracked at the west end (Photo #69, #70)
38. Numerous ceiling joist are cracked (splice blocks installed) (Photo #71, #72, #73, #74, #95)
39. Roof sheathing replaced at the east end wall (Photo #75, #76)

Conclusion

The unit received damage from the contact with the bridge. The extent of the damage is unknown due to much of the structural components / members are not accessible due to the interior and exterior wall, roof and ceiling finishes. The roof system has closed cell foam insulation which also prohibits a visual inspection of the system.

From the condition of the finished assemblies, walls and roof system the following need to be evaluated to determine the structural integrity of the systems. Items that shall be evaluated in more depth to determine corrective action required to restore the unit to the condition prior to the contact with the bridge are as follows;

1. The connection of the roof framing to the ridge.
2. The connection of the roof framing to the perimeter walls.
3. The connections of the wall framing members (plates, studs, headers, sills, etc.)
4. The connection of the interior and exterior walls to the floor system.
5. Are the walls plumb and square with the floor and roof systems.
6. The floor system was not inspected due there being a bottom board applied.
7. Are any structural members in the floor, wall and roof systems cracked or damage.

Sincerely

K. Hector Girardin

K. Hector Girardin

TechCAD Services LLC

hector@techcadservices.com

785 249 3884

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #1



Photo #2



Photo #3



Photo #4

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #5		Photo #6		Photo #7		Photo #8	

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #9		Photo #10		Photo #11		Photo #12	

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas

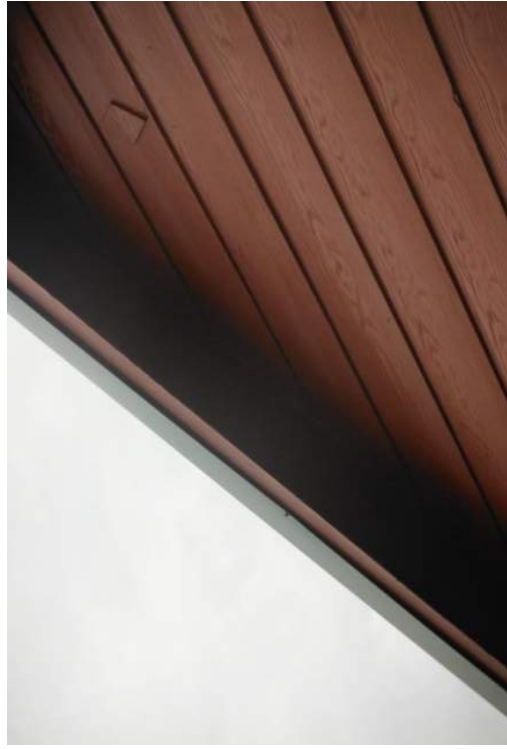


Photo #13



Photo #14

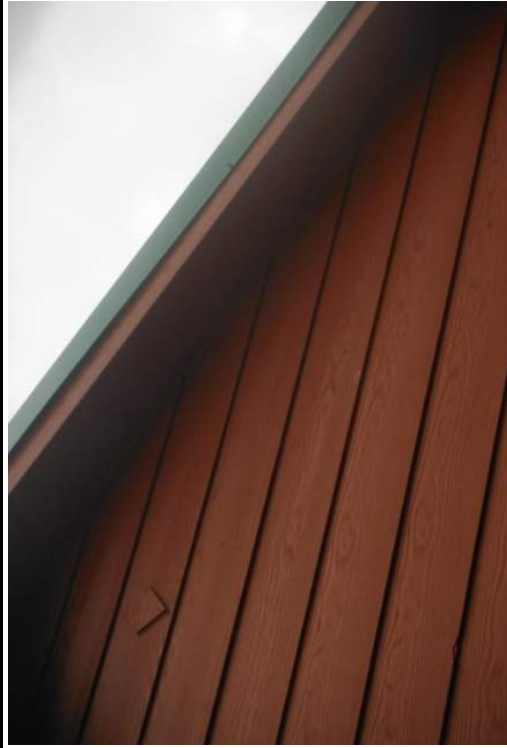


Photo #15

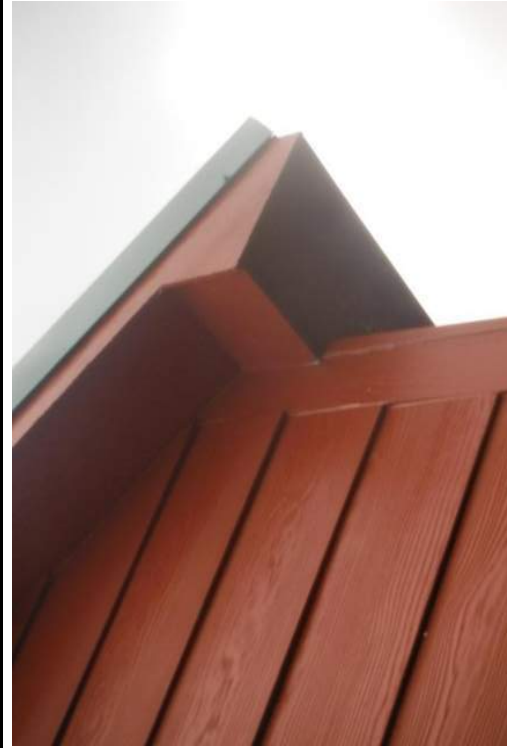


Photo #16

Project Number:

2017.011

Inspection Date: 7/26/2017

Customer: Laura Eddy

Address:

1883 N Road
Emporia, Kansas

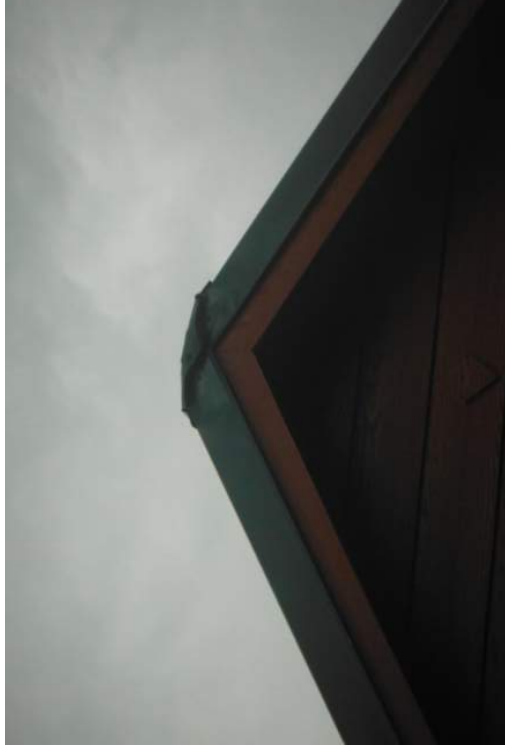


Photo #17



Photo #18



Photo #19



Photo #20

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #21



Photo #22



Photo #23

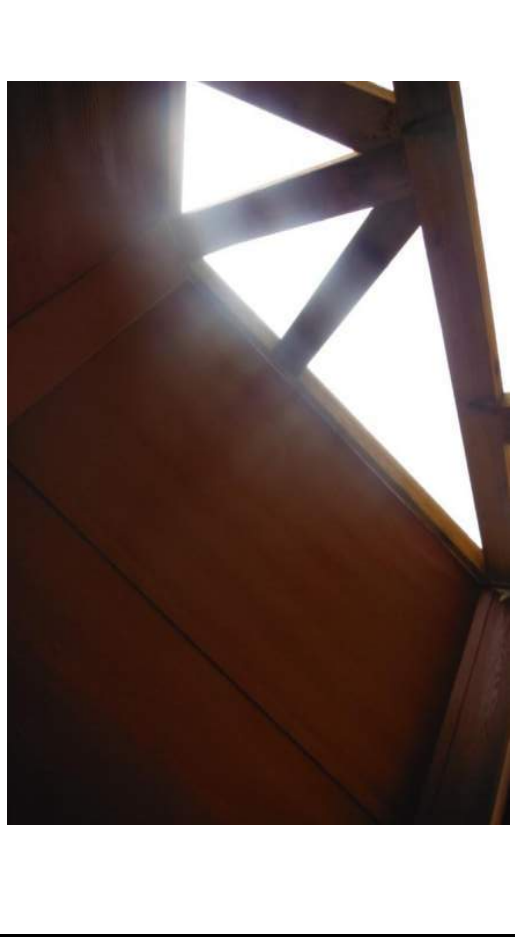


Photo #24

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas

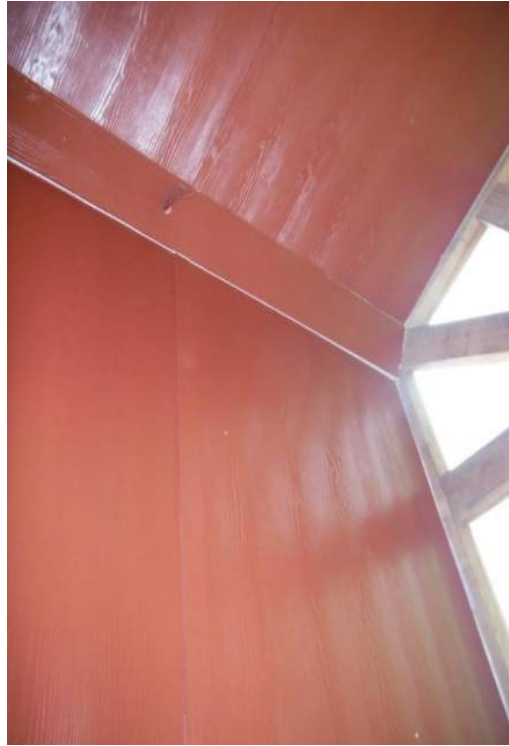


Photo #25



Photo #26

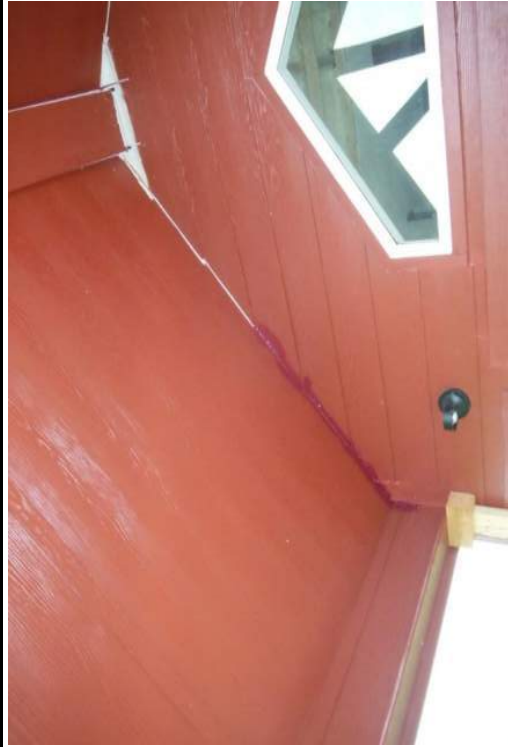
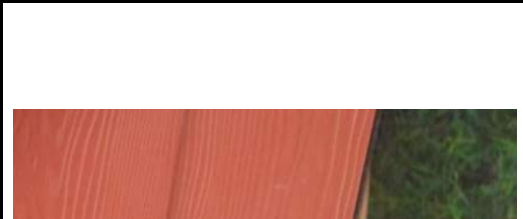



Photo #27



Photo #28

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
							
Photo #29		Photo #30					
Photo #31		Photo #32					

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #33



Photo #34



Photo #35



Photo #36

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #37



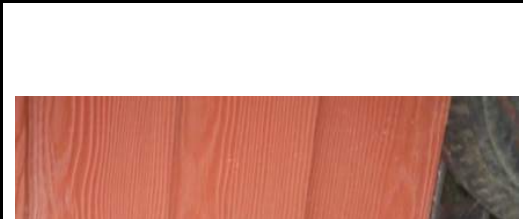


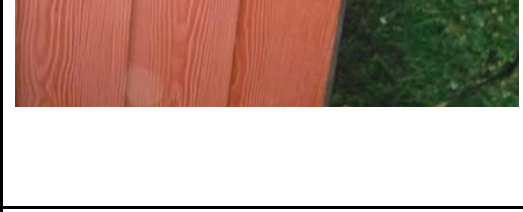
Photo #38



Photo #39



Photo #40




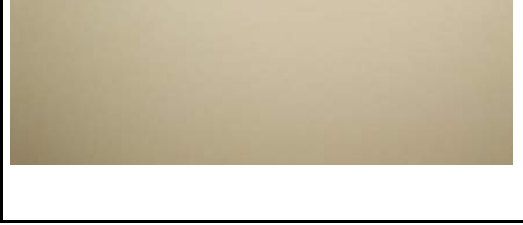



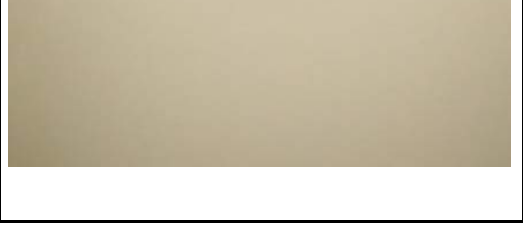








Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #41		Photo #42		Photo #43		Photo #44	

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #45		Photo #46		Photo #47		Photo #48	

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #49		Photo #50		Photo #49		Photo #50	
							
Photo #51		Photo #52		Photo #51		Photo #52	

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
				Photo #53	Photo #54	Photo #55	Photo #56

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
							
Photo #57		Photo #58					
Photo #59		Photo #60					

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #61		Photo #61		Photo #61		Photo #61	
							
Photo #62		Photo #62		Photo #62		Photo #62	
							
Photo #63		Photo #63		Photo #63		Photo #63	
							
Photo #64		Photo #64		Photo #64		Photo #64	

Project Number:

2017.011

Inspection Date: 7/26/2017

Customer: Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #65



Photo #66



Photo #67

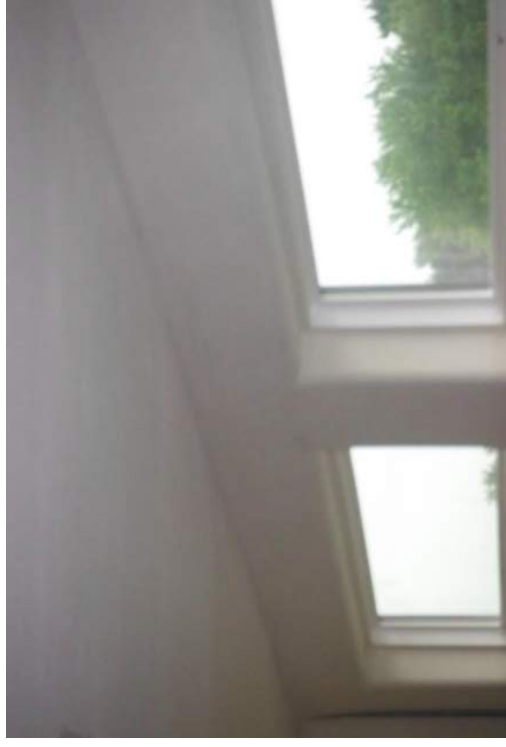


Photo #68

Project Number:

2017.011

Inspection Date: 7/26/2017

Customer: Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #69



Photo #70



Photo #71



Photo #72

Project Number:

2017.011

Inspection Date: 7/26/2017

Customer: Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #73



Photo #74



Photo #75



Photo #76

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #77



Photo #79

Photo #78



Photo #80

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
							
Photo #81		Photo #82					
							
Photo #83		Photo #84					

Project Number:	2017.011	Inspection Date: 7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #85



Photo #86



Photo #87

Project Number:

2017.011

Inspection Date:

7/26/2017

Customer:

Laura Eddy

Address:

1883 N Road
Emporia, Kansas



Photo #88

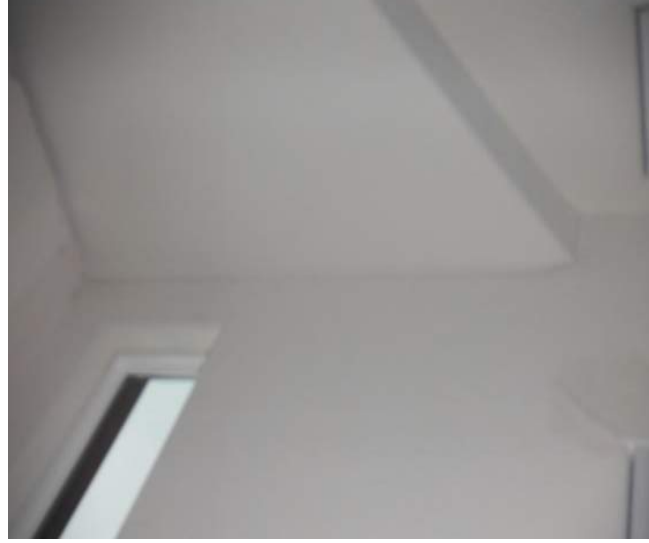




Photo #89



Photo #90

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas	
						Photo #91	Photo #92	Photo #93

Project Number:	2017.011	Inspection Date:	7/26/2017	Customer:	Laura Eddy	Address:	1883 N Road Emporia, Kansas
							
Photo #94		Photo #95				Photo #	