



ENGINEER'S FIELD REPORT

Structural Evaluation – Rev. 1

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Project:	Structural Evaluation – Motel	Date of Visit:	2022 DEC 21
Location:	185 Golf Course Road Unicoi, Tennessee	Weather:	Partly Cloudy & 47°F
Client:	Mr. Shawn Miller (Owner)	FSE Job No.:	723004
Met With:	Mr. Shawn Miller (Owner)	FSE Site Rep.:	Allen Browning, MS, PE, MSI
		FSE Engineer:	Allen Browning, MS, PE, MSI
		Report by:	Samuel Mathews, MS, EIT
Purpose of Site Visit:			

Requested by: Mr. Shawn Miller (Owner)

Work Evaluated: Structural Evaluation of a Motel Originally Built in 1973

See the *Work Area Exhibit* section of this report for approximate location(s) observed.

Notes and Observations:

Requested by Mr. Shawn Miller (Owner) requested that the property be walked down and a structural evaluation be performed on the building. The basement and 1st floor were walked down along with the perimeter of the building.

The following items were noted during our limited evaluation:

- Severe damage in the form of spalling and delamination was observed in the roof slab above the former bar "The 19th Hole"
- The metal decking supporting the concrete walkways for each floor were observed to have undergone severe rusting and deterioration
- The south-west below grade wall was observed to have undergone rotation (inward toward the building). The asphalt parking lot being supported by this wall was observed to be depressed approximately 4 to 6 feet in width. **Note: The owner is aware of this issue and has hired a subcontractor to repair the wall**
- Severe deterioration was observed in the decking, and joist/beam connections below the former bar "The 19th Hole"

No further observations were made.

Report Notes and Exclusions:

1. This report and inspection observations relate only to the items inspected as part of the site visit described.
2. This report shall not be reproduced except in full, without prior written approval of the testing agency.
3. Our site visit was not exhaustive and the evaluation only pertained to what the client requested.
4. Any change to site conditions after the described site visit would required a re-evaluation of the site.



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Evaluation Summary and Recommendations:

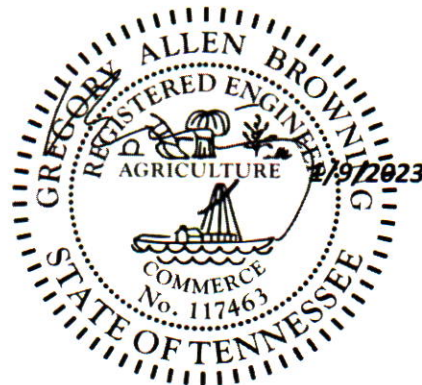
Based on our evaluation, the following repairs at a minimum consist of:

- Replacement of all the perimeter sidewalks/walkways on every floor of the structure (including the metal decking)
- Removal/Replacement of the "The 19th Hole" roof including metal decking, joists, and beams
- Repair of the below grade wall including ensuring proper drainage is re-established behind the wall. The wall tilt should be corrected/stabilized with dead man anchors or soil nails. The wall should be reinforced with steel reinforcement and filled with grout to ensure stability

Please note: This report pertains **only** to the areas observed in our walkdown of the property in the condition of the property at the time of our visit. No inspection was performed on upper elements of the structure including the roof system.

No further evaluations or recommendations were made.

Allen





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Site Photographs (1 of 2)





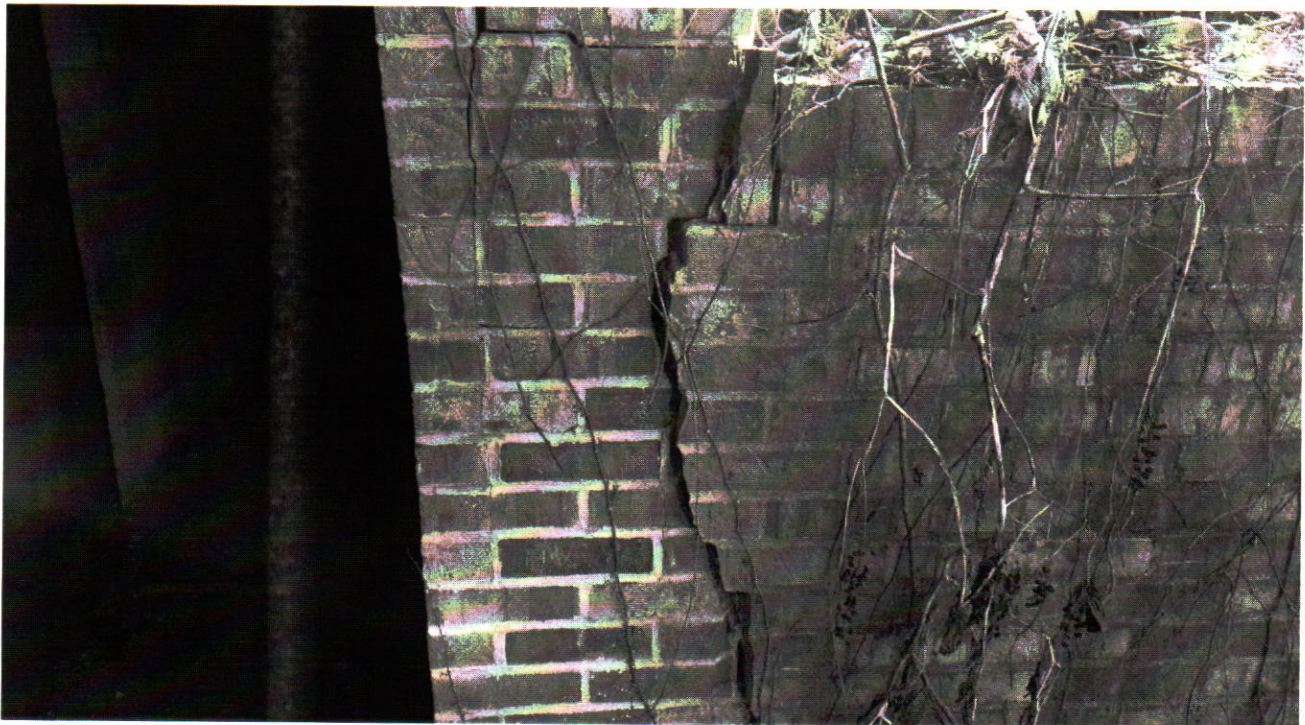
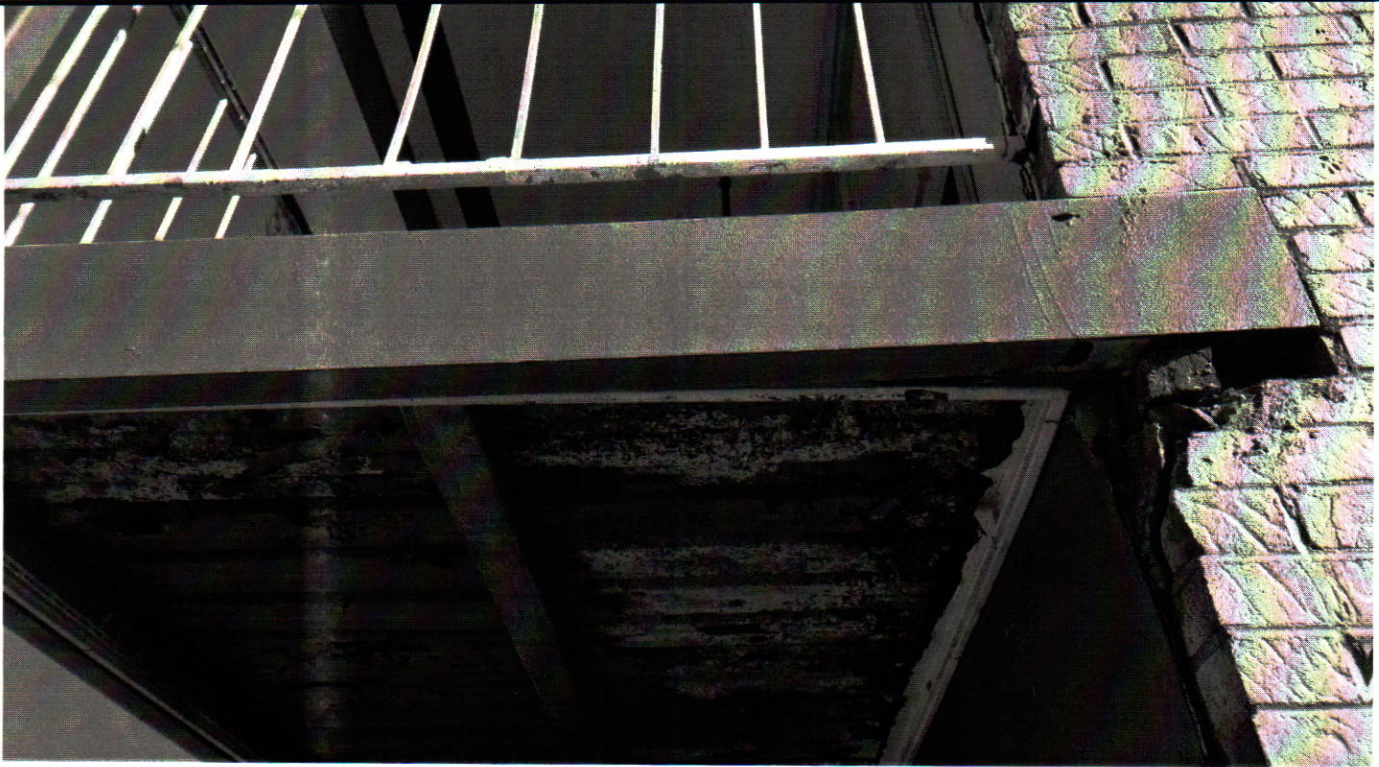
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Site Photographs (2 of 2)



Report Reviewed by: Allen Browning, MS, PE, MSI

Report Date: [2023 JAN 9]