



Structural Inspection

April 6, 2015

For: Susan Wright
8 Lasso Ln
Saint Rose, La. 70087-3518

Ref: 110 Quail St.
Slidell, La. 70460

Construction:

Single-story, wood frame with brick/vinyl veneer and 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 residence. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Susan Wright contacted Dammon Engineering requesting a structural inspection of the referenced home due to cracks noticed in the foundation and sheet rock walls.

Findings:

There were several hairline cracks noted during the inspection of the home. Some of the cracks are visible in the mortar joints of the bricks around two front windows on the porch area, one of these cracks was visible inside the home in the living area, but not the bedroom. The mortar joints on the front porch appear to have been re-pointed in the past.

There were a couple of places on the exterior of the foundation that were noted to have cracked on the edges, which commonly occurs when pulling the form boards off during construction.

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.

There were also hairline cracks noted on the inside of the home, as well as loose tape seams at the following locations:

- 1) Near front door
- 2) Living room above window
- 3) Above shower in master bedroom
- 4) Above bathroom door in master bathroom
- 5) Fur down in kitchen.

The front bedroom and master bedroom floor was noted to have a slight slope in the foundation - approximately 1/4" to 3/8". The front bedroom floor on the south end appears to have the most notable slope, with the master bedroom floor the least on the south side.

Conclusion:

House foundations all settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. By the fifth or sixth year the settlement has exponentially slowed to where there is little danger that something will happen unless caused by weather, expansion & contraction, tree roots, improper drainage, etc.

The crack in the slab and bricks does not appear to have compromised the structural integrity of the home. It is my opinion that the structural integrity of this home is currently sound, but the foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

- 1) Re-point the mortar
- 2) Seal the crack in the slab with a non-shrinking grout, to prevent insects from entering the home
- 3) Re-install any fill that is missing
- 4) Refinish and paint the cracks in the sheet rock of the home to match existing

Sincerely,



Brian Mistich
PE: 30187



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DAMMON
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Invoice

Date	Invoice #
4/7/2015	6636

Ship To	
Ms. Susan Wright 8 Lasso Lane Saint Rose, LA 70087	
RE:	110 Quail

PAID
CK. NO. 4692
DATE 4/6/15 CA

Description	Qty	Rate	Amount
Structural Inspection & Report for 110 Quail Street; Slidell, LA		500.00	500.00
Thank you for allowing us to be of service!			Total \$500.00

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