

DAMMON ENGINEERING, INC.

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554 Old Spanish Trail
Slidell, LA 70458

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Structural Inspection

March 4, 2011

For: Leah Palmer
18100 Lake View Drive Apt 101
Brookfield, WI 53045

Property Inspected: 140 Fountain Drive
Slidell, La. 70458

Construction:

Two story, wood frame with brick veneer and composition shingle roof, the home is approximately 35 years old.

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:

Leah Palmer contacted Dammon Engineering to request a structural inspection of the above listed residence. She was concerned about the cracks in the brick veneer located on the on the right rear of the home inside and outside.

Findings:

The ground in the right rear of the home is damp from rainwater running off the second floor roof and breakfast area roof, hitting the ground and not draining away from the home. The a/c overflow drains in this area also. This wetness of the soil is allowing mold to grow on the brick.

The brick mortar on the right rear of the home was noted to have hairline crack near the bottom of the window that runs towards the kitchen. Also a crack was noted in front right corner of the home in the porch area. These cracks do not go into the foundation. There is a crack in the right rear corner of the homes foundation in this area but this is due to when the form boards were removed after construction. A root from the garden is growing under the foundation at the front left side of the home.

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.

Inside the home was noted to have cracks in the sheet rock near the window on the right rear wall of the home and also near the cased opening of this room, some water stains were noted in the ceiling of this room also.

The second floor master bedroom was noted to have a crack in the sheet rock near the closet door. The second floor left rear bedroom near the drop stairs was noted to have a crack in the sheet rock ceiling. A crack was also noted in the hallway ceiling where some sheet rock repair had taken place due to the a/c condensate overflowing. All the doors on the second floor do not shut properly. It was also noted that the floor in the master bedroom has a slight slope to the rear of the home.

Analysis:

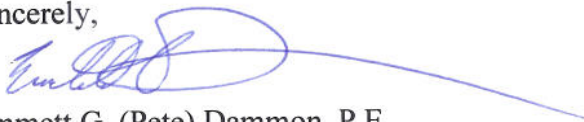
First, it is significant to note that brick veneer is not structural and that the cracks in the brick veneer, while they are an indication that something has happened, do not necessarily indicate that something is amiss. Over a period of years, the veneer expands and contracts and in many cases, forms its own expansion joints by cracking, such as happened in this case.

Secondly, houses and foundations all settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. The house continues to settle and usually by the tenth year this settlement is infinitesimal. 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, tree roots, etc.

Conclusion:

It is my professional opinion that future expansion/contraction in the wall and settlement of the slab will be infinitesimal and will not affect the structural integrity of the house although it should be watched for any major differences in the cracks. It would be beneficial to have the home stabilized by a leveling contractor of your choice. The cracks should be sealed with one of the commercial products designed for that purpose. A non-shrinking mortar, or caulk, should be used to fill the openings to prevent insects from entering the residence. Gutters and subsurface drainage should be installed to remove the water from the rear area around the home. The a/c drain should be installed properly to meet code. Remove any trees and roots within 10' of the home.

Sincerely,



Emmett G. (Pete) Dammon, P.E.

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Dammon Engineering, Inc.

554 Old Spanish Trail
 Slidell, LA 70458

Invoice

Date	Invoice #
3/4/2011	5976

Bill To	
Ms. Leah Palmer 18100 Lake View Drive Apt. 101 Brookfield, WI 53045	
RE:	140 Fountain Dr./Slidell

Description	Quantity	Rate	Amount
Structural Inspection & Report for Referenced Property Located in Slidell, Louisiana		500.00	500.00
Thank you for your business.	Total		\$500.00