



Structural Inspection

February 16, 2022

Gayle Macomber
KW Realty Professionals
2053 E. Gause Blvd- Ste 100
Slidell, La. 70461

RE:
108 Athene Drive
Slidell, La. 70460

Construction:

One-story, wood frame, brick veneer, ceramic, vinyl & wood flooring with a composition shingle roof on a pier and beam 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 bulking floor and cracks in sheetrock.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the home in the front foyer. The slopes range in the home from 0.0" to -1.0" and are within the limits of elevation differences. Most elevation differences are due to types of flooring.

It was also noted there are stress cracks in the sheetrock walls above the doors on the right side of the home due to ground settlement in this area. The wood flooring in the front right room is buckling due to water getting underneath the wood flooring between it and the moisture barrier. (You can clearly see water stains on top of the wooden floors from either fish tanks or watering plants).

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.

An overall visual inspection of the exterior of the home was conducted and under the home is dry; there are no noted cracks in the brick veneer. It was also noted that there are no gutters or down spouts on the home and rainwater is splashing onto the brick walls creating mold. This also allows for settlement of the soil around the home and will create uneven floors and crack sheetrock walls. Due to a high water table in this area it is necessary to keep the footings dry.

Conclusion:

It is important to note that all foundations 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.

Recommendation:

It is our 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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Add gutters and downspouts and tie into subsurface drainage on all downspouts that are needed to allow for proper drainage of rainwater away from the foundation.
- 2) Repair sheetrock.
- 3) Repair flooring

See attachments;
Elevations
Pictures

Sincerely,

Brian Mistich, P.E.

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