



Structural Inspection

February 07, 2023

David Luparello
KDM Builders LLC
309 Alan Circle
Slidell, La. 70458

Ref: 113 Moray Dr.
Slidell, La. 70461

History:

Dammon Engineering was contacted by the contractor for a structural inspection of the referenced foundation and concrete columns where a home was once damaged from Hurricane Katrina in 2005. The contractor has requested to use the existing foundation and concrete columns for a new home to be built on the existing concrete columns.

Findings:

An overall visual inspection of the concrete foundation and concrete columns were conducted and are as noted along with the bulkhead.

All of the concrete columns are in place from where the house was along with the 2x12 framing boards from piling to piling. A majority of these concrete columns show signs of stress where hit with debris. Some concrete columns are missing chunks of concrete and the rebar is visible along with stress cracks.

The 2x12 framing boards are in disarray along with the Simpson Strong Tie, tie downs into the concrete columns. The boat house and boat launch bulkhead are also in disarray.

Recommendation:

Due to the new finished floor elevations of FEMA and the fact that the existing concrete columns are not structurally sound and not suitable for future use, we recommend the removal of all the concrete columns along with the foundation and install new for a new home. We also recommend a new bulkhead.

Brian Mistich
Sincerely,
Brian Mistich, P.E.



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.