



Structural Inspection

May 19, 2020

For: Kiuana & Andre Bright
123 Royal Oak Dr.
Slidell, La. 70460

Construction:

One-story, wood frame, brick veneer, ceramic, carpet and wood flooring with a 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 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 some cracks in the brick veneer. The owner stated that several trees in the yard had been removed prior to them purchasing it.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions inside the home. The level was set up at the front door at zero inches and measured throughout the home, there is a 3/8 inch difference noted throughout home. It is important to note that all floor height conditions are within acceptable tolerances.

The interior of the home was noted to have some sheetrock hairline cracks in the ceiling of the living room/hallway and kitchen but none were noted in the sheet rock walls. The tile flooring in the kitchen was noted to have some small hairline cracks also.

An overall visual inspection of the exterior of the building was conducted and several items were noted. There is a hairline crack in the brick veneer on the right rear of the home that runs from the

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.

foundation to the soffit. A crack was also noted on the left rear of the home that runs from the foundation to the soffit.

The right side of the home was noted to have trees that were removed years ago and has allowed for settling in that area. The left side of the home was noted to have pallets of ceramic tile that is allowing rainwater to splash up against the home and soften the ground. The rear of the home was noted to have holes in the yard where trees once were.

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:

The cracks in the brick veneer do 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. 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) Remove pallets of ceramic from left side of house.
- 2) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 3) The holes in the yard should be filled and re-graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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