



Structural Inspection

May 12, 2016

For: Julie Adams
125 Ayshire Ct.
Slidell, La. 70458

Construction:

Two-story, wood frame, brick veneer and hardy board siding, 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 and is not an explanation of cause, effect, or engineering.

History:

The owner contacted Dammon Engineering to request a structural inspection of the referenced home for the purpose of selling it.

Findings:

An overall visual inspection of the exterior of the home was conducted and several hair line cracks in the brick veneer were noted.

A). above the main entrance door of the home B). left side of the home from top to bottom. C). above right side of garage door opening. D). left side of main garage below window E). rear patio wall F). right side of the home above and below windows. A small hairline crack was noted in the foundation below the cracked brick veneer on the right side of the home.

The interior walls of the home were inspected also and no cracks were noted in the sheetrock at the time of inspection.

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

The attic was also inspected and no broken roof rafters or ceiling joist were noted at the time of inspection.

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.

Conclusion:

It is important to note that all house 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.

It is my opinion that the structural integrity of this residence is currently sound.

Recommendation:

It is recommended that the cracks be sealed to prevent insects from entering the home.

Sincerely,



Brian Mistich, P.E.



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