



## Structural Inspection

May 23, 2017

For: Robert Seaton  
139 Everest Dr.  
Slidell La. 70458

### Construction:

One-story, wood frame, brick veneer, ceramic 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 home due to a home inspection that noted some cracks in the brick veneer in the rear of the home. This home has had some flooding issues in the past due to improper yard drainage. To mitigate the flooding problem the previous owner installed a tar barrier on the bottom bricks to keep water out. Some areas of the home have gutters and subsurface drainage out to the street.

### Findings:

Located in the rear of the home there is one long crack in the brick veneer mortar that you can visibly see. It starts at the bottom of the bathroom window and runs diagonally to the foundation of the home and appears to stop at the foundation.

The owner was able to dig down past the barrier and we were able to verify that it didn't go into the foundation.

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 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:

Due to the fact that there are no visible signs of distress in the wall, ceiling or flooring in the bathroom where this crack is noticeable, it is likely that settlement has subsided. The crack may propagate in the future; however, at this time it appears stable and does not appear to compromise the integrity of the structure.

- 1) It is recommended where the crack is visible in the brick veneer be patched with mortar.
- 2) Also the yard should have proper drainage to keep water away from the home.

Sincerely,

Brian Mistich, P.E.

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