



Structural Inspection

December 05, 2022

For: Tracey Powell
211 Terry Dr.
Slidell, La. 70458

Construction:

Raised single-story, wood frame, vinyl veneer, with a composition shingle roof, wood pilings with a concrete foundation. Home is approximately 32 years old.

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 perform a structural inspection of the referenced home due to an appraisal inspection that noted that the pilings are leaning.

Findings:

An overall visual inspection of the pilings was conducted and noted that some of the pilings are leaning slightly to the west. The foundation located on the front left piling has cracked.

All the pilings have been wrapped in quick tube with rebar installed and poured solid with concrete. This is a normal installation. The interior of the home is fine.

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:

The crack in the concrete foundation and the pilings leaning does 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, the foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

- 1) Seal the crack in the foundation with mortar or with a non-shrinking grout, to prevent water from undermining the concrete piling foundation.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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