



Structural Inspection

March 10, 2015

For: Ryan Smith
Whitney Gower
216 Lamarque St.
Mandeville, LA 70448

Construction:

Single-story, wood frame, vinyl veneer, composition shingle roof on a pier type 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 Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Dale Dixon with Century 21 Investment Realty contacted Dammon Engineering requesting a structural inspection of the referenced residence for the buyers.

Findings:

This home is approximately 50 years of age and has a more recent addition. The original home is supported on cinder blocks with concrete pads under some of the piers. The addition in the rear of the home is on a chain wall with the piers/cinder blocks supporting the home. None of the piers are strapped to the wood framing of the residence. The majority of the piers are also missing termite shields.

The piers on the front porch were noted to have shifted and are causing some settlement at the right front of the porch area. Gutters and down spouts are installed, which allows the water to drain off the roof, but they are not connected to subsurface drainage.

There are several trees with extensive root systems around the perimeter of 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.

Analysis:

There are several circumstances adversely affecting this foundation.

There appear to be low areas under the home allowing the water runoff from the roof to collect under the home, this will cause settlement of the foundation.

Structures typically show signs of settlement in the sheetrock at the heads of doorframes and windows, and in the mortar joints; this is due to the fact that these areas offer minimal structural support. At the time of inspection no cracks were noted in these areas or elsewhere.

Conclusion:

House foundations all 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.

The settling of the porch piers 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. However, the foundation will shift slightly with any ground movement and may experience adverse settlement if standing water continues to pool under the home.

Additionally, any tree with a root system that approaches the home should be removed to prevent foundation damage. Termite shields should be installed on all the piers/cinder blocks to deter termite activity. The gutters should be tied into a subsurface drainage and routed to the street. The low areas under the home should be filled with dirt as to keep water from accumulating under the home.

The yard should also be re-graded to allow for proper drainage of rainwater away from the home.

Sincerely,



Brian A Mistich P.E.
La License No. 30187



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Invoice

Date	Invoice #
3/10/2015	6621

Ship To	
Ryan Smith Whitney Glover 16309 E. Brewster Rd. E333 Covington, LA 70433	
RE:	216 Lamarque St.

PAID
CK. NO. 1051
DATE 3/5/15 AO

Description	Qty	Rate	Amount
Structural Inspection & Report for 216 Lamarque St.; Mandeville, LA 70448		500.00	500.00
Thank you for allowing us to be of service!		Total	\$500.00

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