



## Structural Inspection

May 11, 2017

For: Rick Betbeze  
Project Manager, Department of Facilities Management  
Project Management Office  
St. Tammany Parish Government  
21410 Koop Drive, Building C  
Mandeville, Louisiana 70471

Ref: Camp Salmen  
35122 Parish Pkwy  
Slidell, La 70458

### Construction:

One-story, wood frame, brick veneer and wood flooring with a composition shingle roof on a brick and beam 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 homes foundation due to the age of the structure. Circa 1850.

### Findings:

The foundation is made up of bricks and mortar that were manufactured onsite. The solid brick foundation supports the outer walls only. The interior floor is supported by logs that have been leveled on one side with decking across it. The front porch is supported by brick piers. The rear of the home was originally a porch supported by brick piers and has at one point in its life been closed in for a kitchen and bathroom.

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.

The floor heater was removed for access under the floor. The bricks appear to be level with minor difference's in elevation. The mortar is loose and was able to stick a screw driver into the mortar. The fireplace is on a brick foundation.

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 age of the mortar in the bricks is recommended to have the bricks re mortared.

Sincerely,

Brian Mistich, P.E.

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