



Structural Inspection

April 15, 2016

For: McMath Construction
1125 N Causeway Blvd
Mandeville, LA 70471

RE: 1st NBC Bank
2909 Hwy 190
Mandeville, LA 70471

Construction:

Two-story, wood frame slab on grade.

Scope:

This inspection is limited to a visual inspection of the client's areas of concern - mainly the brick façade at the corners of the building structure.

History:

Dustin Brown with McMath Construction contacted Dammon Engineering to request a structural inspection of the brick parapet wing wall after noticing a separation in the brick parapet wing wall on the North and NorthEast corners of the structure. These northerly corners form the inside edges of driveway drive lanes.

Findings:

The brick parapet and its wing walls at the corners of building are not a structural component of the main structure. The northern parapet wing walls have separated at the connection between them and the brick façade wall. This separation is more apparent to the wing wall in the most northern section of the building. After one brick was removed from the wing wall a visual inspection revealed that this wing wall was constructed with a hollow core and no support to prevent the movement that is currently observed. The parapet wall which appeared to be constructed of only brick and mortar does not have a water-proof cap at the top.

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 my opinion that these brick parapet wing walls on the most northerly side of the building are not structurally sound and will fail in the future. This failure will not cause an issue with the building structure itself; however the failure will place people in danger from falling brick.

Due to the fact that there is no weatherproof cap on the parapet wall, water may be infiltrating the wing wall causing what little structural support to rust.

The brick parapet wing walls could be repaired and supported with tension cables, however this method would result in a building that is not aesthetically pleasing. Another option would be to rebuild the subject wing walls from the ground up and add dowels into the slab and horizontal support from the building structure, then fill the void with concrete to hold these supports in place. The final option would be to just remove the wing walls and repair the brick façade walls at the corners in question.

Sincerely,



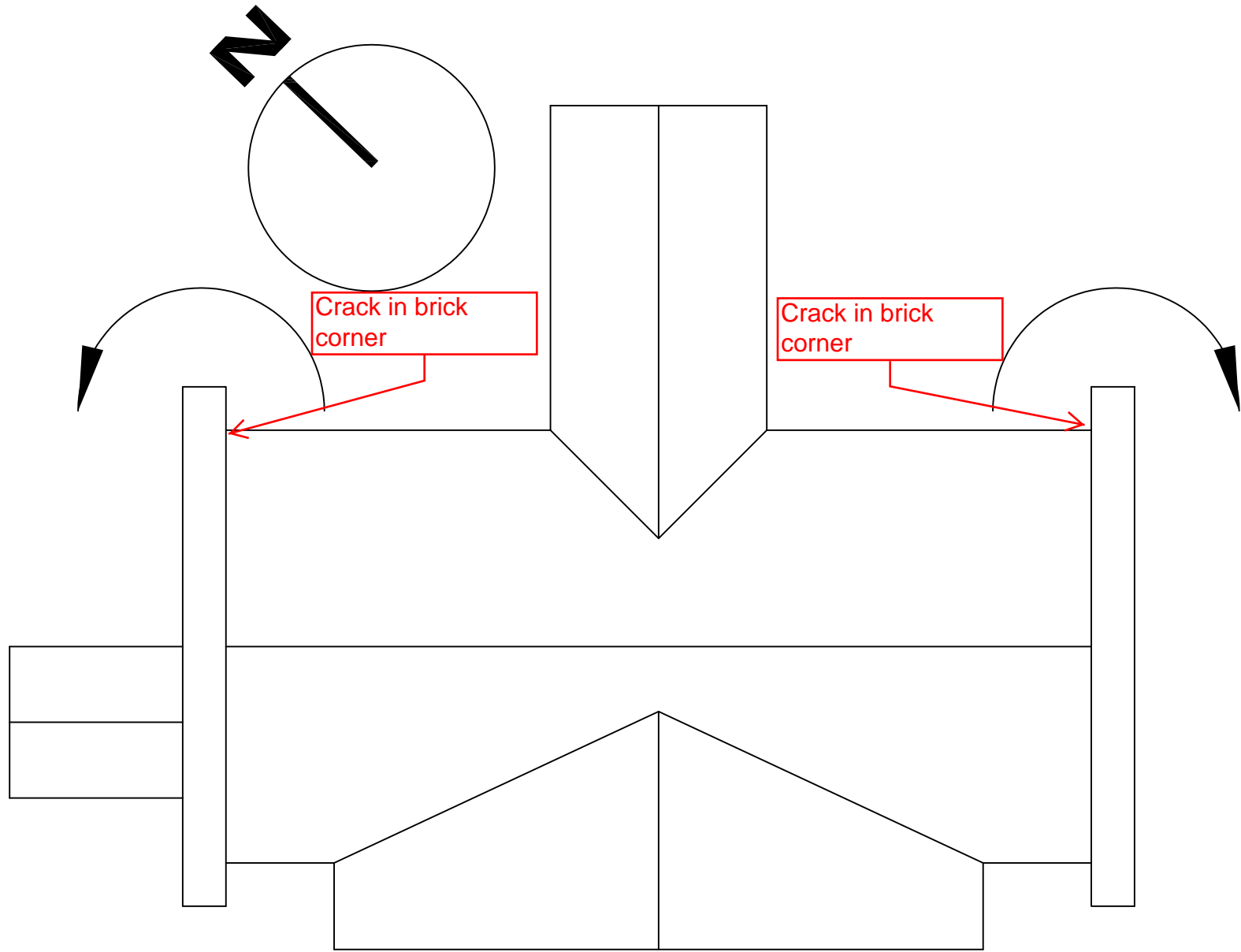
Brian A Mistich, P.E.



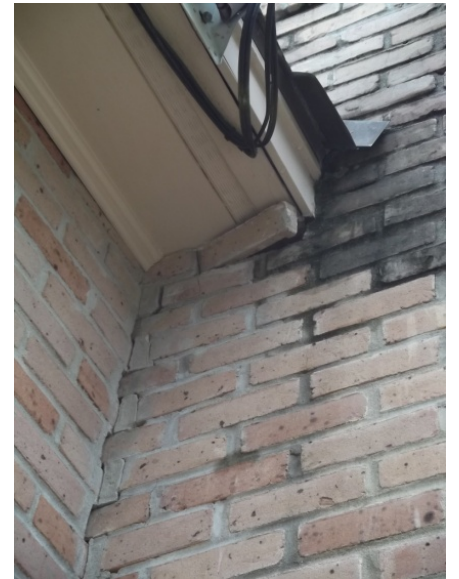
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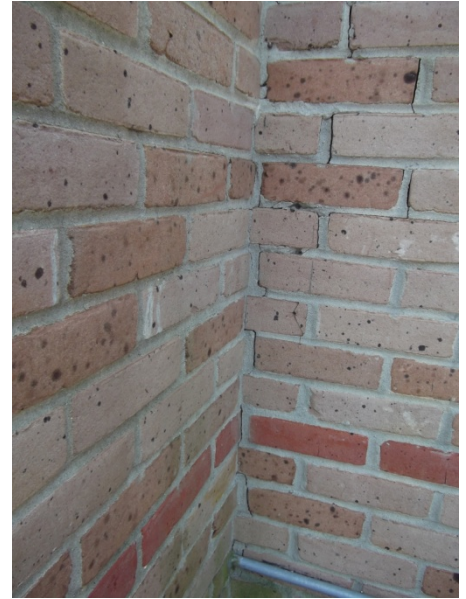
HWY 190 THIS SIDE



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