



Structural Inspection

August 24, 2022

For: Thelma R. Ohle
303 Timberlane Dr
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and carpet flooring with a composition shingle roof on a conventional foundation. Home is approximately 42 years old.

Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior framing 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 home due to a vehicle that crashed into the front bedroom wall.

Findings:

Upon inspection of the interior and exterior of the home's front bedroom wall that faces east, the wall is pushed in due to the force of the vehicle. In doing so, it busted the bricks, cracked the sheathing, broke the wood studs and cracked the sheetrock wall. It also caused the electrical outlets to not function properly when it pulled the wires out. The window box around the windows is also damaged. The carpet was pulled back and no stress cracks are visible in the foundation although the exterior corner of the foundation chipped off.

The exterior brick wall facing north, has a hairline crack in the mortar that runs about 5' horizontally from the front wall.

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.

Recommendation:

Due to the fact that there are no visible signs of distress in the other walls and ceiling in that room, at the time of this inspection, it is stable and did not appear to compromise the integrity of the house. It is my opinion that the structural integrity of the home is currently sound and worthy to enclose.

Items to be addressed are as follows:

- 1) Remove the water oak tree near the front foundation.
- 2) Remove all the bricks on the front wall.
- 3) Remove the windows.
- 4) Remove the carpet.
- 5) Remove the sheetrock on that wall.
- 6) Remove the electrical wiring for the outlets.
- 7) Remove all the wood framing materials.
- 8) Rebuild corner of the foundation that chipped off.
- 9) Install new wood studs.
- 10) Install new window box.
- 11) Install new windows.
- 12) Install new sheathing.
- 13) Install new bricks.
- 14) Install new insulation.
- 15) Install new electrical wiring and new outlets.
- 16) Install new sheetrock.
- 17) Install new flooring.
- 18) Repoint the mortar in the bricks on the north wall.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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