



Structural Inspection

10-11-2023

Catherine Luparello
KDM Builders LLC
330 Country Club Blvd
Slidell, La. 70458

Construction:

One-story, wood frame, composition shingle roof on a conventional foundation, carpet, and ceramic flooring.

Scope:

This inspection is limited to a visual inspection of the interior 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 a concern about the crack found in the foundation. The home is currently being remodeled.

Findings:

An overall visual inspection of the interior and exterior of the building was conducted and a crack in the foundation was noted from the garage, into the kitchen and out to the rear patio. It does not show up in the sheet rock or exterior brick veneer.

It was also noted that there are no gutters or down spouts on this home allowing water to settle under the foundation.. This also allows for settlement of the soil around the home and will create uneven floors and crack sheetrock walls. It is necessary to keep the foundation dry.

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 cracks in the foundation do 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, but the foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

- 1) Seal the cracks in the foundation with an elastic sealant for concrete foundations to prevent insects from entering the home.
- 2) Add gutters and downspouts and tie into subsurface drainage on all downspouts that are needed to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich, P.E.

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