



Structural Inspection

October 2, 2017

For: Donna Schmalz
58233 Loblolly Lane
Slidell La. 70460

Ref: 443 Pine Cone Lane
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation. Home is approximately 35 years old.

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 home due to a home inspection that noted some cracks in the brick veneer.

Findings:

The interior of the home (master bedroom) was inspected where the bricks have cracked on the exterior wall and no signs of repairs were noted in the walls or ceiling.

An overall visual inspection of the exterior of the home was conducted and couple items were noted. There is a crack in the brick veneer and mortar on the left side of the home near the hose bib that runs about five feet above it and down to the foundation but does not show up in the foundation. Between the hose bib and the rear wall there is a crack in the brick veneer and mortar that does not show up in the foundation.

It was also noted that the earth is eroding around the foundation due to the down spouts hitting directly on the ground and flowing to the front of the home.

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 brick veneer 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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation or add extensions onto the existing down spouts.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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