



Structural Inspection

October 15, 2021

For: Distinctive Real Estate, Inc.
1501 Gause Blvd. Ste. 1
Slidell, La. 70458

Ref: Bayou Mason
4800 Pontchartrain Drive
Slidell, La. 70458

Construction:

Two-story, wood frame, brick/vinyl veneer with a metal roof on a conventional piling foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the building, 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 two story apartments due to some cracks noted in the concrete walkways and the bulkhead.

Findings:

Upon inspection, an overall visual inspection of the interior courtyard was conducted and several items were noted.

The right side staircase is in need of repair. Where the steel staircase attaches to the building itself it has deteriorated the horizontal wood support. The horizontal wood supports are sagging with the weight of the concrete walkways on top of it and stressing the concrete, therefore cracking it.

The left side staircase is in need of repair. Where the steel staircase attaches to the building itself it has deteriorated the horizontal wood support. The horizontal wood supports are sagging with the weight of the concrete walkways on top of it and stressing the concrete, therefore cracking it.

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.

All the wood base columns supporting the walkways have connectors (ground floor and second floor) that have rusted away and provide no structural support. There are multiple areas that have cracked concrete walkways and are allowing water intrusion and rusting away all connections for the walkway.

Upon inspection of the bulkhead, it was noted that the original concrete bulkhead is in place with an added PVC bulkhead on the outside of it, both bulkheads have failed. The PVC bulkhead appears to only have one horizontal batter board attached to it and no fill was brought in between the two bulkheads. It also appears that the original concrete bulkhead is still falling outward onto the PVC bulkhead causing damage.

Some drainage concerns were noted also. The property on north side (left rear) of the building is draining into and under the foundation, bulkhead and dock area and causing erosion of the soil as it doesn't drain into the waterway.

Recommendation:

Items to be addressed are as follows:

- 1) Remove and replace all wood connectors for the columns (ground floor and second floor)
- 2) Remove and replace all horizontal walkway wood supports that are rotten
- 3) Remove and replace all cracked concrete walkways that have more than 1" separation or jack up back in place
- 4) Remove and reinstall steel staircase
- 5) Seal all concrete walkways
- 6) Remove bulkhead and install new bulkhead

Sincerely,

Brian Mistich

Brian Mistich, P.E.



Pictures attached

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Rusted column support



Rusted column
support



Horizontal wood
beam deteriorating

Concrete walkway
failed more than an
inch





Missing concrete walkway



Adjoining property
draining under
foundation (left rear)



PVC drain onto ground

PVC drain not connected



Failed Bulkhead