



Structural Inspection

August 8, 2019

For: Luke Calamari
Gardner Realtors
1300 Gause Blvd Suite c-2
Slidell, La. 70458

Ref: 513 Cross Gates Blvd.
Slidell, La. 70461

Construction:

One-story, wood frame, brick veneer, ceramic, wood flooring with a composition shingle roof on a conventional foundation.

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 conduct a structural inspection of the referenced home due a previous inspection that noted a separation in the fascia against the brick fireplace.

Findings:

A visual inspection of the exterior brick fireplace was conducted and you can see where the fascia and soffit does not touch the brick fireplace at the top by at least a half inch. This separation appears to be where there was wood trim was installed and at some point and time removed. You can clearly see where the trim was located due to the excess paint on the brick fireplace.

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:

The separation in the fascia and soffit against the brick fireplace does 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.

Items to be addressed are as follows:

- 1) Install wood trim to cover the separation between the brick fireplace and fascia/soffit, caulk and paint to match.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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