



Structural Inspection

September 06, 2022

Luanne Caballero
66150 St. Mary Drive
Pearl River, La. 70452

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 to a lightning strike that struck the next-door neighbor's tree top on June 26th 2022.

Findings:

Upon inspection, it was noted that the next-door neighbor's water oak tree was struck by lightning.

This caused a shockwave and damaged the interior domestic water piping and flooded the utility room. The water well pump in the garage was burned up and relocated to the outside near the well. The thermostat for the water heater in the attic also short circuited.

Other areas of damage included the sheetrock ceiling seams in the garage coming loose and it also cracked the outside corner of the concrete foundation on the opposite side of the house.

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:

All items noted have been repaired except the garage ceiling and the concrete foundation.

Recommendation:

The crack in the foundation does not appear to have compromised the structural integrity of the home; there are no noted cracks in the brick.

It is my opinion that the structural integrity of this home is currently sound.

Items to be addressed are as follows:

- 1) Seal the cracks in the concrete foundation with a non-shrinking grout, to prevent insects from entering the home.
- 2) Tape and float the ceiling in the garage and paint to match existing.

Sincerely,

Brian Mistich

Brian Mistich, P.E.

See attached pictures



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