



Structural Inspection

June 22, 2016

For: Billy and Marie Yarbrough
9425 bank St Ext
Clinton, La. 70722

Ref: 86 North Court Villa Dr.
Mandeville La, 70471

Construction:

Single-story, wood frame, wood siding, ceramic, carpet and 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 residence. 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 visible cracks in the front and rear exterior stoop and a slope in the living room floor near the fire place.

Findings:

An overall visual inspection of the exterior of the home was conducted and found that the two exterior stoops leading into the home are cracked.

One small hair line crack in the exterior foundation in the front porch area was noted along with one in the garage area.

Upon inspection, a zip level was used to verify the floor height conditions in the living room. The level was set in the living room at zero inches and measured to the rear of the home, there is a two inch difference noted to the right rear of the home. It is important to note that all floor height conditions are within acceptable tolerances.

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 house 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.

It is my opinion that the structural integrity of this residence is currently sound at the time of the inspection.

Sincerely,



Brian Mistich, P.E.



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PAID

CK. NO. 1571
DATE 6-21-16

WILLIE JOE YARBROUGH JR
MARIE YARBROUGH
9425 BANK ST EXT
CLINTON, LA 70722

1571
84-162/652
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6/21/16 Date

Pay to the Order of William on Engineering fees \$ 500.⁰⁰ Dollars

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For Fondante

WJ Yarbrough

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