



Structural Inspection

March 5, 2015

For: Josh Gardner
Branch Manger
Power Mortgage
1349 Corporate Square Blvd.
Suite 2
Slidell, LA. 70458

Ref: 109 Millbrook Lane
Carriere, MS.

Construction:

Single-story, wood frame with brick/vinyl veneer and composition shingle roof on a conventional foundation

Scope:

This inspection is limited to a visual inspection of the 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 Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Josh Gardner with Power Mortgage contacted Dammon Engineering requesting a structural inspection of the referenced home. An appraisal inspection report noted cracks in the foundation.

Findings:

There is one surface crack in the foundation on the front left side of the exterior of the home. These types of surface cracks are from when the form boards are removed improperly. The addition in the rear of the home you can see was added onto existing foundations to create one and the seams were noted.

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:

The surface crack in the foundation does not appear to have compromised the structural integrity of the home; there are no visible mortar cracks or cracked bricks that were noted. It is my opinion that the structural integrity of this home is currently sound.

A contractor should be hired to cut the rebar back and fill the surface crack of the foundation on the left front side of the home. The joints of the foundation addition in the rear of the home should be sealed with a non-shrinking grout, to prevent insects from entering the home.

Sincerely,



Brian A. Mistich, P.E.
PE:20971



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DAMMON
ENGINEERING INC.
Architects & Engineers
554 Old Spanish Trail Slidell, LA 70458 985-649-5832

Invoice

Date	Invoice #
3/5/2015	6609

Ship To	
Mr. Josh Gardner Branch Manager/Power Mtg 1349 Corporate Sq. Blvd., Ste 2 Slidell, LA 70458	
RE:	109 Millbrook Lane

Description	Qty	Rate	Amount
Structural Inspection & Report for 109 Millbrook Lane; Carriere, MS		500.00	500.00
Thank you for allowing us to be of service!			Total \$500.00