



Structural Inspection

October 2, 2012

For: Mr. Earl Meyer
117 Kris Drive
Slidell, LA 70458

Re: 117 Kris Drive
Slidell, La.

Construction:

Single-story, wood frame with brick and wood siding veneer, composition shingle roof on a conventional foundation with wood, carpet and ceramic flooring.

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 Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Pam Puckett with The Puckett Team contacted Dammon Engineering on October 1 to request a structural inspection of the referenced home due to concerns from a home inspection report noting a crack in the exterior of the foundation.

Findings:

Upon inspection, a small hairline crack was noted in the exterior foundation of the home by the rear porch and next to the French doors. Upon inspecting the inside master bedroom ceramic flooring, hairline cracks were also noted in this same area running to the closet. Upon inspecting the exterior foundation on the opposite side of the porch from where the crack was first noted, no signs of cracks in the foundation were noted on the opposite side.

Cracks were also noted in the foundation of the garage, these are normal hairline cracks found in most garages.

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.

A visual inspection of the exterior of the residence did not reveal any cracks in the mortar between the bricks, nor were there signs of repair. Structures typically show signs of settlement in the sheetrock at the heads of doorframes and windows; this is due to the fact that they offer minimal structural support. During the inspection, no stress cracks were found around these areas and it did not appear that they were patched or repaired to cover-up settlement.

No signs of settling were found in the roofing structure that would typically be found if a structure were under large stresses from foundation settlement. Also no cracks were found in the ceiling and no repair work was evident to suggest previous settlement.

Conclusion:

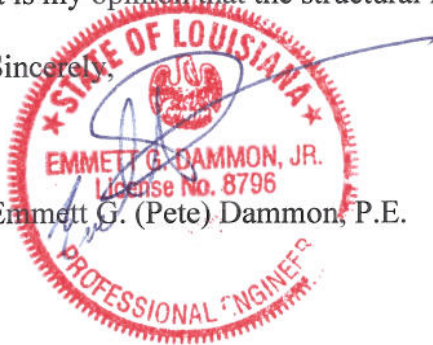
It is important to note that all house foundations settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. By the fifth or sixth year the settlement has exponentially slowed to where there is little danger that something will happen unless caused by weather, expansion & contraction, tree roots, improper drainage, etc.

The cracks in the slab do not appear to have compromised the structural integrity of the slab.

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

Sincerely,

Emmett G. (Pete) Dammon, P.E.



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Dammon Engineering, Inc.

554 Old Spanish Trail
Slidell, LA 70458

Invoice

Date	Invoice #
10/2/2012	6244

Ship To	
Mr. Earl Meyer 117 Kris Drive Slidell, LA 70458	
RE:	117 Kris Drive

PAID
CK. NO. 4537
DATE 10/2/12 *EA*

Description	Qty	Rate	Amount
Structural Inspection & Report for Referenced Residence		500.00	500.00
Thank you for allowing us to be of service! Please call again.		Total	\$500.00