



Structural Inspection

December 14, 2015

For: Jacob & Amber Harris
89 East Caney Ford Road
Poplarville, MS 39470

Construction:

Single-story, wood frame with brick/vinyl veneer and composition shingle roof on a conventional foundation. The home is approximately 8 years old.

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:

Jacob Harris contacted Dammon Engineering to request a structural inspection of the referenced home due to visible cracks in the exterior brick and interior sheet rock walls of the residence. Prior to my inspection, Mr. Harris had the residence professionally leveled to restore its structural integrity.

Findings:

Evidence of previous hairline cracks, both exterior and interior, were noted during the inspection of the home.

Several cracks were located in the sheetrock walls of the master bedroom. The hairline cracks were located at the top corners of doorways and windows, as well as just off-center below one window. However, each of these cracks has been repaired and is now prepped and ready to be painted.

There were also hairline cracks noted on the exterior brick of the home. These hairline cracks have been repaired and re-pointed.

A professional house leveling company has recently leveled the home back to its original elevation.

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:

House foundations all 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.

A professional house leveling company has recently leveled this home back to its original elevation. It is my opinion that the structural integrity of this home has been restored and it is currently structurally sound.

Sincerely,



Brian Mistich
PE: 20971



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