



## Structural Inspection

December 22, 2015

For: Dan and Diane Berkshire  
108 Yorkshire Dr  
Slidell, LA 70458

### Construction:

Single-story, wood frame, brick and wood veneer, 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:

The owner contacted Dammon Engineering to request a structural inspection of the referenced home due to concerns from a recent home inspection that noted differences in finished floor elevations. This is a 40+ year old home.

### Findings:

Upon inspection, it was noted that the exterior brick veneer of the home has been previously re-pointed. These areas were concentrated mainly in the rear of the home near the porch area. It was reported that the work was performed to repair damage caused by hurricane Katrina. No visible cracks were noted in the foundation, except one corner where the form board had been removed.

On the interior of the residence, evidence of one previous crack was noted in the sheet rock ceiling of the hallway. The crack has been repaired.

A zip level was used to verify the floor height conditions. It's evident from these readings that the home has experienced some settlement over the years. It is important to note that all floor height conditions are within acceptable tolerances. Most of the numbers are from the differences noted with different types of flooring material (carpet, ceramic tile and wood flooring).

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.

An overall visual inspection of the exterior and interior of the residence did not reveal any evidence of continued settling.

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.

This home has subsurface drainage in the rear of the home to keep water from going under the foundation. This drainage system should be cleaned and maintained for best performance.

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

Sincerely,



Brian Mistich, P.E.

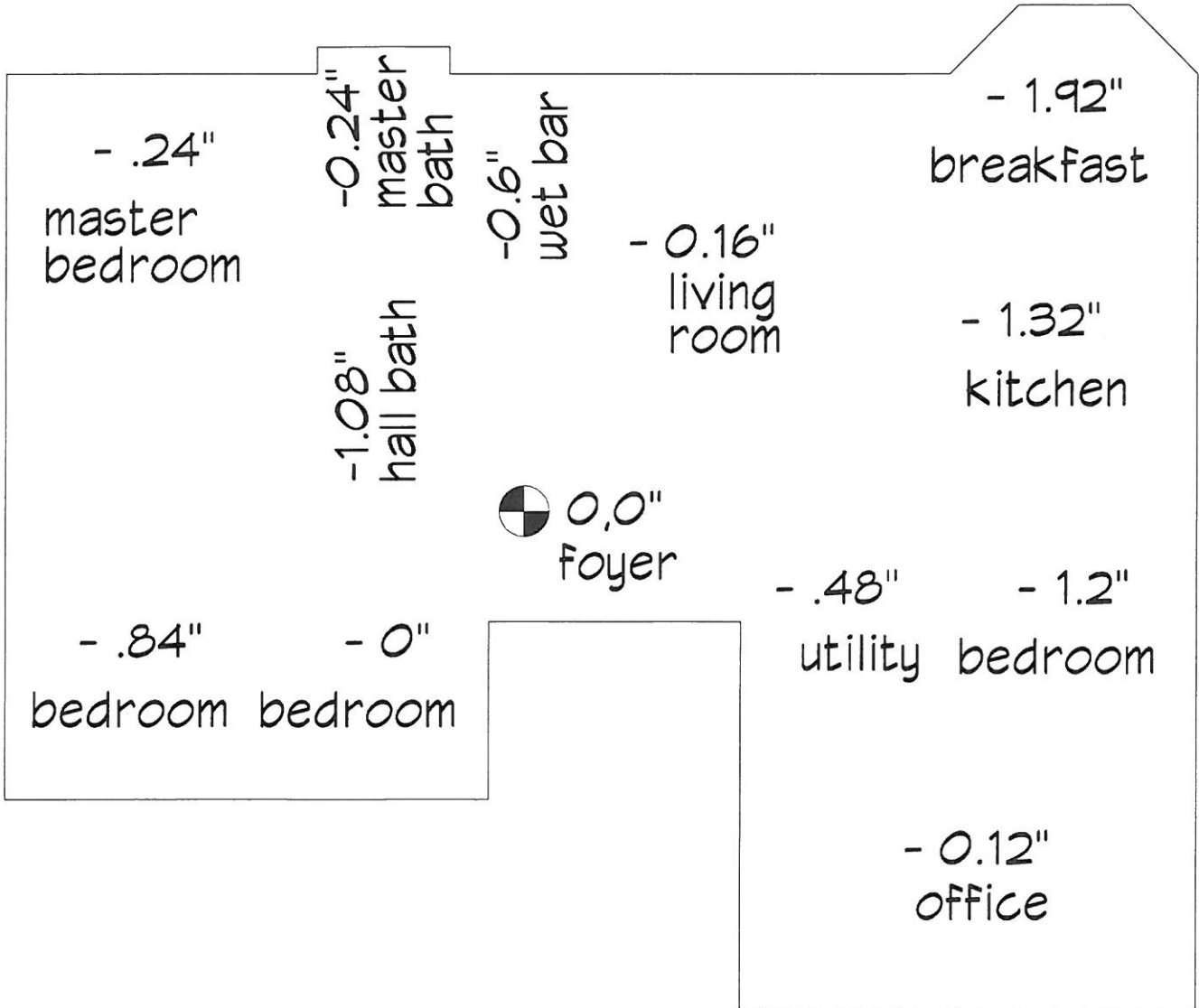


Attachment: Floor Plan Noting Elevation Differences

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.





# DAMMON ENGINEERING, INC

554 Old Spanish Trail Slidell, LA 70458

## Invoice

Date	Invoice #
12/23/2015	6749

Ship To	
Dan & Diane Berkshire 108 Yorkshire Drive Slidell, LA 70458	
RE:	108 Yorkshire Dr.

**PAID**  
CK. NO. 0119  
DATE 12/23/15

Description	Qty	Rate	Amount
Structural Inspection & Report for Referenced Property		500.00	500.00
Happy Holidays!			Total \$500.00