



Structural Inspection

February 15, 2017

For: Michael Stanley
112 Rue D'azur
Slidell La. 70461

Construction:

One-story, wood frame, brick veneer, ceramic 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 home. 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 a home inspection that noted some elevation deference in the dining room. The current owner stated that they have not done any work on the home since they have lived there.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the foyer at zero inches and typical measurements throughout the home were -0.5" to -0.8" difference noted throughout the home. It is important to note that all floor height conditions are within acceptable tolerances.

The area in question with the most notable slope is in the dining room area against the wall and was noted to have a -1.6" difference in elevation. The interior of the home in the dining room area wasn't noted to have any cracks in the sheet rock walls or ceiling.

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.

No cracks in the foundation were noted in the interior of the home due to the floor coverings. No cracks in the foundation were noted in the exterior of the home, although some repairs are visible in the rear master bathroom area. In some areas of the foundation rebar was noted to be exposed. The exterior brick wall of the dining room and kitchen wall looked good but near the kitchen window area the mortar is cracked along with some bricks but does not pose a problem to the foundation.

Conclusion:

It is important to note that all 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.

Recommendation:

The elevation difference does not appear to have compromised the structural integrity of the home. Due to the fact that there are no visible signs of distress in the wall, ceiling or wood flooring in the dining room, it most likely was installed like this. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized. It is our opinion that the structural integrity of this home is currently sound.

- 1) It is recommended where the rebar is exposed in the exterior of the foundation to be patched with mortar.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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