



Structural Inspection

January 30, 2019

For: Kristie Tousinau
Realtor, Property Manager
Distinctive Real Estate, Inc.
1501 Gause Blvd. Suite 1
Slidell, LA 70458

Ref: Chamale' Woods Condo Assn. Inc.
111-113 Chamale Cove, West
Slidell, LA 70460

Construction:

Two-story raised, wood frame, vinyl siding, wood and ceramic flooring with a composition shingle roof on a CMU pier foundation. (The CMU piers are not on a continuous grade beam).

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 conduct a structural inspection of the referenced home due to an owner that has noticed elevation differences in the new flooring that was installed.

Findings:

Inside unit 113, several items were noted throughout the unit that have moved and cracked, sheetrock ceiling of the kitchen and above living room sheetrock has cracked, the new ceramic and wood flooring has cracked and buckled, doors are not shutting, shower door not closing and door locks not locking due to improper alignment.

An overall visual inspection of the exterior of the home was conducted and several items 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.

Under the house it was noted to have previously been leveled with new 2x's, 4x4 post and concrete bases for this unit. It was also noted that the earth under the house is wet and the surrounding areas drain under the home.

It was also noted that tree roots are extending under the home, there is also a big berm in front of these units not allowing proper water drainage to the ditches and causing the ground to stay saturated. Several areas around the units are low and allowing water to pond causing mildew to grow on the piers and vinyl siding.

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:

Although it's good to level the home with new post and concrete bases, the fill under the home needs to stay dry in order that the ground not expand and contract giving movement to the sub flooring above and shifting the flooring and walls.

The items noted have not compromised the structural integrity of the home. It is my opinion that the structural integrity of this home is currently sound, but the foundation will expand and contract with the ground movement and any standing water around the foundation.

Items to be addressed are as follows:

- 1) Bring in fill under the units so water will shed away from underneath.
- 2) Install gutters and down spouts to subsurface drainage and out to the ditch.
- 3) Remove all tree roots underneath the house.
- 4) As an additional option, you can install screw pilings under all the CMU piers.

Sincerely,

Brian Mistich, P.E.

Pictures attached:

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.