



Structural Inspection

June 29, 2017

For: Albert & Nancy Brignac

Ref: 114 North Randall Dr.
Slidell, La 70458

Construction:

One-story, wood frame, brick veneer/wood, 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 inspector that noted some elevation deference in the rear master bedroom.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions in the master bedroom. The level was set up at the front of the master bedroom (on carpet) at zero inches and measured -1.2" to the rear of the home within ten feet of the rear exterior wall. It is important to note that all other floor height conditions are within acceptable tolerances.

The interior of the master bedroom area was noted to have some cracks in the sheet rock walls but none in the ceiling. The door is operable in this area. The living room has ceramic flooring and along this same exterior wall was noted to have a hairline crack in the sheet rock walls along the area where it is detected to have settlement but not in the ceramic 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.

The foundation on the exterior of the home near the master bedroom (area in question) is blocked and not visible for an inspection due to a large container in the way.

After approval from the owner, the carpet was pulled back in the master bedroom to reveal the cause of the slope. It is visibly noted that there are several hairline cracks in the foundation in this area with the biggest one of 1/8". The carpet could not be pulled up near the vanity due it being tucked under and would not pullout safely.

In some areas of the exterior brick, it was noted that the bricks have been reworked and some of the mortar is cracked and coming lose in areas that can be re pointed. This is mostly along the rear exterior wall where it is noticeable.

Conclusion:

It appears to have had this settlement for some time as the current owner has updated the home since they have owned it. In the master bedroom where the base boards are installed it was installed square as you can see a bigger gap towards the rear exterior wall from the concrete floor to the bottom of the baseboard.

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. It is important to keep water away from the foundation.

Recommendation:

The crack may propogate in the future; however, at this time it appears stable and does not appear to compromise the integrity of the home. It is recommended when there is more than a 3" elevation difference (tripping hazard) or additional settling occurs to have the foundation stabilized.

- 1) It is recommended for the foundation where the cracks are, to have them treated for termites and then sealed with a concrete sealant.
- 2) It is also recommended where any mortar is cracked in the bricks that they are re pointed.

Sincerely,

Brian Mistich, P.E.

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