



Structural Inspection

September 29, 2016

For: Casey Crosby
125 Royal Oak Dr.
Slidell La. 70460

Construction:

One-story, wood frame, brick and wood veneer, ceramic/carpet 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 the homeowner noting some cracks in the brick veneer and foundation.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front door at zero inches and measured throughout the home, there is a 2 7/8 inch difference noted to the rear of the home. The right rear bedroom floor appears to have the most notable slope.

The interior of the home did not reveal any sheet rock cracks in the ceiling, walls or flooring.

An overall visual inspection of the exterior of the home was conducted and several items were noted. There is a repaired crack in the brick veneer on the right side of the home that runs from the soffit down almost to the foundation but does not show up in the foundation in that run. There are however two cracks in the foundation in the same area from the bottom of the brick down below the earth.

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 outside rear of the home was noted to have a lot of cypress knees in the area that has the most notable slope.

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 cracks in the brick veneer do not appear to have 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 continue to expand and contract with the ground movement and with any standing water. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the foundation with a non-shrinking grout, to prevent insects from entering.
- 2) Remove any stumps and tress within ten feet of the house.
- 3) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,



Brian Mistich, P.E.



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CONVERTED
GARAGE
- 3 1/4"

DEN
-1/2"

HALL
BATH
-1/8"

BRKR
- 2 1/2"

FOYER
0.0"

KITCHEN
- 1 1/2"

BEDROOM
0.0"

HALL
BATH
-3/4"

MASTER
BATH
-1 1/2"

BEDROOM
-1"

BEDROOM
-2 7/8"