



## Structural Inspection

June 24, 2015

For: Mrs. Pam Puckett  
130 Gause Blvd,  
Slidell, LA 70458

Re: 200 N. Queens Dr.  
Slidell, La. 70458

### Construction:

Single-story, wood frame, brick veneer, composition shingle roof on a post tension 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:

Pam Puckett contacted Dammon Engineering to request a structural inspection of the referenced home due to concerns from cracks in the exterior brick veneer on the east side of the home and an observation that the rear yard appears to be sloped toward the home. This is a 30+ year old home that has recently been remodeled and painted. A zip level was used to verify existing floor height conditions.

### Findings:

A zip level was used to verify the floor height conditions. Upon inspection, it was noted that the rear bedroom, in the northeast corner of the home, was 2 inches lower than the center of the house. Upon inspecting the exterior walls from this bedroom a crack has developed in the brick veneer, this crack is located directly under the roof ridge on the east end of the home. The crack starts 3 brick layers above the slab and runs up to the wood gable. No visible cracks were noted in this same general area of the flooring or footing for the slab foundation.

The rear yard has an elevated berm approximately 3 feet from the rear patio slab that has an elevation difference of 4 inches above the patio slab. The rear yard beyond the berm slopes toward the rear of the property and appears to provide proper rainwater sheet flow to the rear of the property. There is a

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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.

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swale between the patio slab and the berm that extends from the walkway near the rear door to west end of the patio slab. At the west end of the swale the patio roof drains into this same swale. It was discovered that there is a 4" round drain pipe near the roof downspout, this 4 inch drain extends to the rear of the property and deposits water into the woods behind the home. The drain invert is at the same elevation as the bottom of the swale and has been covered with soil. It was also noted that the roof downspout at the northeast corner of the home deposited rain water onto a splash-block; however, the ground around the splash-block sloped back toward the rear of the home between the A/C compressor and the slab.

#### 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.

The crack in the brick veneer on the east exterior wall is not a structural concern.

Proper drainage in the rear yard needs to carry rainwater away from the slab foundation and not be allowed to pond next to the home slab footing(s). The current method of routing rainwater runoff away from the home slab footing(s) is not sufficient to ensure the slab will not encounter future issues.

#### Recommendations:

The crack in the brick veneer should be monitored and re-evaluated should the opening become enlarged. It is recommended that a mason be hired to repair the crack in the brick veneer so that any future movement can be assessed as new movement.

The existing 4" drain pipe at the west end of the patio should be adapted in such a manner that it will not get clogged by surrounding soil; installing a catch basin or similar device with a cover to reduce the possible clogging is recommended. Install the catch basin in such a way that the patio down spout deposits rainwater directly into the catch basin.

Install a new subsurface drain pipe from the downspout, at the northeast corner of the home, to the front of the property. Rainwater runoff should directed to public drainage systems and not directed to surrounding properties.

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

Sincerely,

Brian Mistich, P.E.

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