



Structural Inspection

07-20-2022

Kevin & Andrea Schneider
21 Briar Hollow Drive
Covington, La. 70433

Construction:

Two-story, wood frame, composition shingle roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the home and the exterior foundation of the home. Not including the interior of the home. 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 home due to damage from Hurricane Ida on 08-29-2021 that passed through the City of Covington as a category two storm, when it blew through and received 10" of rain per the National Weather Service. This area suffered extensive high wind damage from the south.

Findings:

This home faces the south. Upon a visual inspection of the exterior of the home, it was noted on the front of the home to have several horizontal cracks in the stucco above the front porch walkway and the front porch house walls to have vertical cracks on the corners.

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.

An inspection hole was created in stucco of the front porch wall near one the existing vertical cracks to verify the construction method of installation. It was noted to have an exterior plywood base with a vapor barrier and metal lath, cement plaster base coat and a finish coat.

Per the owner it was stated that there were no existing cracks in the stucco prior to Hurricane Ida as the front of the home was just updated of new French doors and jambs along with the stucco repairs needed to fit the new doors in place.

Conclusion:

Due to the force of the high winds it has racked the home slightly causing stucco damage as noted above and can be repaired.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



See the attached pictures

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.



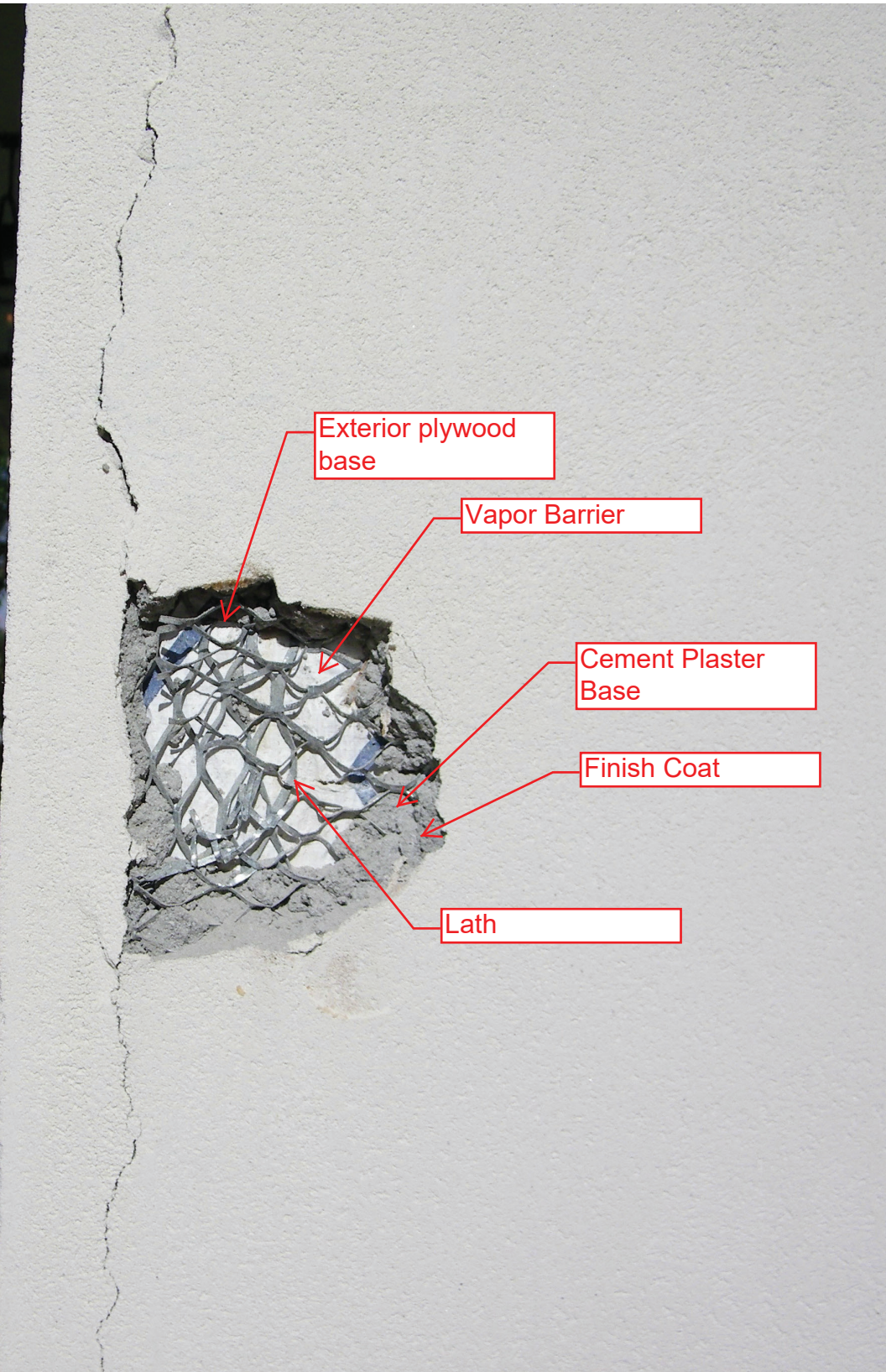
No visible cracks in stucco prior to Hurricane Ida



NO visible cracks
in stucco prior to
Hurricane Ida



Horizontal cracks
in Stucco after
Hurricane Ida



Exterior plywood base

Vapor Barrier

Cement Plaster Base

Finish Coat

Lath