



Structural Inspection

November 19, 2020

For: Ricky Smith
53021 Hwy 433
Slidell La. 70461

Construction:

Raised on pilings, one-story, wood frame, Vinyl veneer, ceramic and wood flooring with a composition shingle roof. Home approximately 13 years old.

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 from the purchaser to inspect the pilings and wood decks prior to purchasing.

Findings:

An overall visual inspection at the base of the pilings appears to be solid. The base of the pilings are wrapped in felt and enclosed in a concrete slab, over time the concrete has cracked and are exposing the pilings base to the elements.

An overall inspection of the front porch noted some rotten wood on the 2x8 floor joist, deterioration of handrails and the 6x6 support post are warping. The rear deck/porch handrails are loose and showing signs of deterioration with the deck losing its torch down roofing. The pilings supporting it are overall good except one is rotting from the inside out from rainwater.

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.

Recommendation:

It is my opinion that the structural integrity of this home is currently sound, but will deteriorate if not addressed as noted below.

Items to be addressed are as follows:

- 1) Replace the concrete slab to create a level surface for walking and seal around the pilings to keep water from intruding.
- 2) Replace all the rotten wood on the front porch and secure the handrails to them home.
- 3) Cap and seal the tops of all the pilings on the rear decking and replace the roof covering to make a complete sealed system.

Sincerely,

Brian Mistich, P.E.

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