



Structural Inspection

January 14, 2019

For: Judy Bergeron - Tregre
57223 Allen Road
Slidell, La. 70461

Construction:

One-story, wood frame, brick veneer, ceramic and carpet 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 conduct a structural inspection of the referenced home due a previous inspection that noted elevation differences in the foundation.

Findings:

Upon inspection, a zip level was used to verify floor height conditions in the home. The level was set up at the foyer of the home at zero inches and measured throughout the home. It is important to note that all floor height conditions vary due to ceramic flooring height and carpet flooring height (see the attached sketch). There are hairline cracks in the sheetrock ceiling of the hall and some of the crown molding is cracking in areas of the home.

An overall visual inspection of the exterior of the home was conducted and several items were noted. There is a hairline crack in the brick veneer above two windows that run from the middle of the window up to the soffit. Two corners of the foundation have cracked where the form boards are removed.

There is a concrete walkway around the home that has settled; the home has gutters and down spouts and the down spouts flow directly onto the sidewalks. Some areas of the yard are higher than the sidewalks and is trapping rain water until it can drain into the subsurface drains that flow to the ditch.

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.

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. The brick wall is a veneer only and does not provide any structural support.

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 expand and contract with the ground movement and any standing water around the foundation. It is recommended when there is more than a 3" elevation difference in the foundation within 10' (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Seal the sidewalks against the foundation with an elastomeric caulking.
- 3) Connect down spouts to the subsurface drainage.
- 4) As an option, you could remove the sidewalks around the home and install fill and sod to create a slope away from the home.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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ENCLOSED
PATIO

UTILITY
ROOM
-0.5"

LIVING RM
+1.7'

OFFICE
+2.0"

BEDROOM
+1.3'

MB BATH
+1.9"

KITCHEN
+1.7"

HALL
BATH
-0.2"

MASTER
BEDROOM
+2.0"

BRKF
+1.2'

GARAGE

HALL
-0.6"

BEDROOM
0.0"

FOYER
0.00"