



Structural Inspection

November 30, 2016

For: Dale Herzog
105 Charlie Drive
Slidell La. 70461

Ref: 628 Poupee Lane
Slidell, La

Construction:

Two-story, wood frame, brick veneer, ceramic/carpet and wood flooring with a composition shingle roof on a pier and beam 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 a home inspection that noted some cracks in the brick veneer.

Findings:

An overall visual inspection of the exterior of the home was conducted and several items were noted. There are areas where the brick veneer was noted to have cracks in them. One on the corner of the home at the front left porch, one below the utility room window, one on the right side of the home near the ridge and one below the ridge near the porch along with some of the flood vents. All of them except for one has been re pointed and one was caulked.

The right side of the home was noted to have some earth erosion near the foundation due to roof water runoff.

An overall visual inspection of the interior walls and attic of the home was noted to be fine.

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.

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.

Items to be addressed and keep an eye on are as follows:

- 1) Reseal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home when cracks are visible.
- 2) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation as not to cause erosion.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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