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Structural Inspection

May 19, 2009

For: Mr. Johnny Veade
Property Inspected: 3182 Duncan Street
Slidell, La. 70458

Construction:

Single story, wood frame with brick veneer and composition shingle roof

Scope:

This inspection is limited to a visual inspection of the interior and exterior walls, floors, roof, and 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 Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Mr. Veade contacted Dammon Engineering to request a structural inspection of the above listed residence. Mr. Veade was concerned about the brick veneer cracking on the left rear side of the home. The home is approximately 50 years of age and the previous owner added a 12'x23' addition/bedroom on the rear of the home approximately 20 years ago. The previous owner stated that the settling occurred after construction and has not settled since.

Findings:

The brick veneer was noted to have a crack running vertically from the foundation to the roofline. The foundation of the addition was checked with a zip level and indicated a difference of -2 inches in the left rear corner, which has settled the most.

Analysis:

First, it is significant to note that brick veneer is not structural and that the cracks in the brick veneer, while they are an indication that something has happened, they do not necessarily indicate that something is amiss.

Secondly, houses and foundations all settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. The house continues to settle and usually by the tenth year this settlement is infinitesimal. 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, tree roots, etc.

In this case, it is possible that there was initially some differential settlement. Also, bricks crack due to expansion and contraction when exposed to extreme afternoon temperature or when the sun bears directly on it.

Conclusion:

It is my professional opinion that the cracks discussed above do not pose a structural problem, and that future expansion/contraction in the wall and settlement of the slab will all be infinitesimal and will not affect the structural integrity of the house.

The cracks should be sealed with one of the commercial products designed for that purpose. A non-shrinking mortar, or caulk, should be used to fill the openings to prevent insects from entering the residence.

Sincerely,



Emmett G. (Pete) Dammon, P.E.