



Structural Inspection

July 31, 2018

For: Dawari Charles
7811 Wooded Way Drive
Spring, TX 77389

Ref: 1015 Gloria Ct.
Mandeville, La. 70471

Construction:

One-story, wood frame, brick veneer and stucco, ceramic and wood flooring with a composition shingle roof on a post tension 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:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at two different areas due to flooring materials used in the home. First area (near front door with wood flooring) at zero inches and measured -2.4" to the rear family room of the home. Second area (kitchen with ceramic flooring) at zero inches and measured -2.8" to the rear bedroom. The left rear bedroom floor appears to have the most notable slope with an overall slope from the front to the rear of the home.

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.

The interior of the home wasn't noted to have any cracks in the sheet rock walls or ceilings. An overall visual inspection of the exterior of the home was conducted and a couple of items were noted. There is a crack on the right side of the home under the window that runs from the window sill down to the foundation but does not show up in the foundation. There are no gutters and down spouts.

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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the crack in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Add gutters and down spouts to carry the rain water away from the foundation.

Sincerely,

Brian Mistich

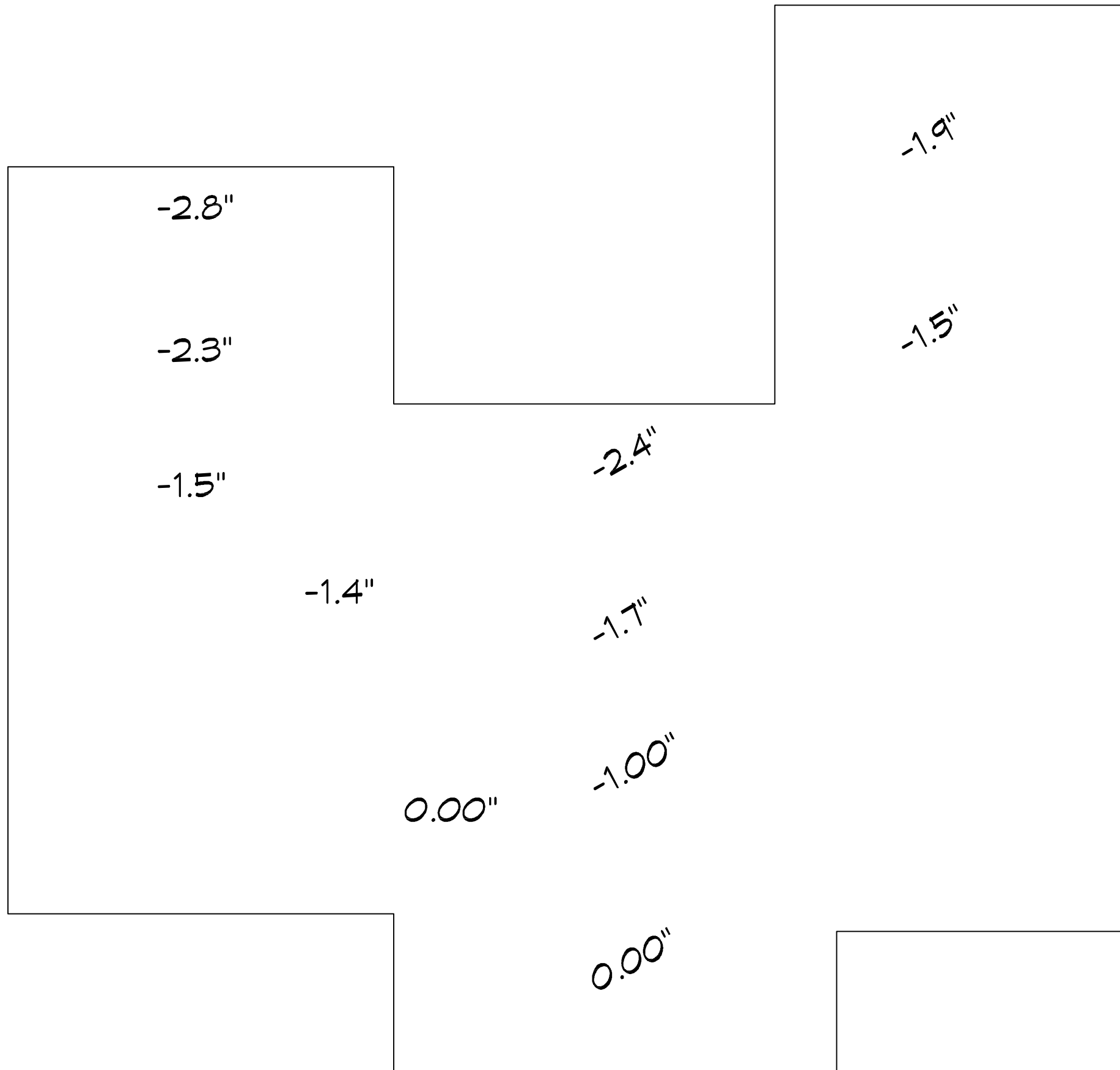
Brian Mistich, P.E.



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0.00" #S ON CERAMIC TILE

0.00" #S ON WOODEN FLOOR