



Structural Inspection

May 11, 2016

For: John Frazier
2101 Third Street Suite C
Slidell, La. 70458

Ref; 1352 7th Street
Slidell, La. 70458

Construction:

Single-story, wood frame, wood veneer, composition shingle roof on a raised and conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior foundation and the electrical service of the residence. No inspection of the mechanical 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:

The owner contacted Dammon Engineering to request a structural & electrical inspection of the referenced home prior to purchasing.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. It's evident from these readings that the home has experienced some settlement over the years. It is important to note that all floor height conditions are within acceptable tolerances. Most of the numbers are from differences noted near the rear of the home. (See attached sketch and pictures)

An overall visual inspection of the exterior and interior of the residence did not reveal any evidence of continued settling. What was noted under the residence is that all the exterior blocks are capped for termites while the interior blocks do not have termite shields.

An inspection of the electrical service was conducted and it was noted in the electrical panel that two breakers are not in use (not connected to wires) but are in the on mode. The outlets were tested in the residence and it was noted that some have an open ground and some have the hot and ground reversed.

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 attic was also inspected and it was noted that some of the roof decking boards are missing between the roof rafters but do not appear to be leaking as tar paper is covering them with shingles on top.

Conclusion:

It is important to note that all house 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.

It is my opinion that the structural integrity of this residence is currently sound.

Recommendations:

- 1) All supporting blocks should have termite protection less than three feet in height.
- 2) An electrician should correct all the outlets that are noted to have incorrect grounding and install proper ground rods. Blanks should be used where the breakers are not in use in the panel.
- 3) The roof decking should be replaced in the areas that are missing.

Sincerely,



Brian Mistich, P.E.



Attachment: Floor Plan Noting Elevation Differences

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