



Structural Inspection

April 11, 2019

For: Kevin Sims
16156 Bali Rd.
Pearlington, Mississippi 39572

Construction:

One-story raised, wood frame, wood siding, ceramic and carpet flooring with a composition shingle roof on a post and concrete foundation. The home is approximately 11 years old.

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 to an inspection that noted sagging and warped beams under the home.

Findings:

An overall visual inspection under the exterior of the home was conducted and noted that four of the beams in the center of the home are spliced together between two columns and are sagging. At least two exterior columns are warped and only appear to be cosmetic. It was also noted that the exterior porch on the front and rear have floor joist that are scabbed onto the floor joist under the home and have failed.

Recommendation:

Either remove and replace or add onto the existing beams in question with a 2x12. The warped columns can be added onto with a single 2x8 and bolted together to eliminate anymore warping. The exterior porch floor joist should be replaced with floor joist all the way back to the beam of the house. It is my opinion that the structural integrity of this home will be sound with these repairs.

Sincerely,
Brian Mistich
Brian Mistich, P.E.



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.