



Structural Inspection

January 18-2018

For: Daniel & Tara Gillam
2010 Old River Road
Slidell La. 70461

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation.

History:

Dammon Engineering was contacted for a structural inspection of the referenced home due to a potential home buyer that noted a deflection in the living room beam. This inspection is limited to the living/dining room beam of the home.

Findings:

Upon inspection, the beam is visibly deflected. A zircon level was used to measure from the floor to bottom of beam. The level was set up on the floor and measured at the end of each side of the beam and middle.

One side of the beam was noted to have some sheet rock damage where the dining room ceiling abuts the beam.

Conclusion:

Per IBC, Chapter 16, Table 1604.3 the maximum allowed deflection is .55" and the inspected beam deflection is one inch.

Sincerely,

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.