



## Structural Inspection

February 05 2019

For: Helen Adams  
Property Manager  
Commodore Apartments  
4456 Pontchartrain Drive  
Slidell, La. 70458

Two-story, wood frame, brick and vinyl veneer, with a composition shingle roof on a concrete foundation.

### History:

Dammon Engineering was contacted and requested to do a structural inspection due to elevation differences noted in the flooring on a second floor apartment located above the foyer entrance to the apartments.

### Findings:

An overall visual inspection of the interior of apartment unit 819 was conducted and several items were noted; the flooring around the kitchen and bathroom have settled leaving gaps between the base boards and flooring, the sheetrock walls have cracked in these areas also.

An inspection of the exterior of the building for unit 819 was conducted and several items were noted. The left stairwell railing on the second floor has a gap between railing and the concrete walkway and the beam under that area is sagging. The beams that support unit 819 are sagging also along with the floor joist.

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.

Some of the vinyl soffit was removed from around the beams and bottom of the floor joist and it was noted to be inundated with termite damage causing major structural weakness to the supporting beams. Additional vinyl was removed revealing extensive damage to main beams and cross members. An exposed termite nest appeared to be of substantial size; however no active termites were noted at the time of inspection.

Recommendation:

Due to the extent of the damage it is recommend that:

- 1) A thorough termite inspection and preventative treatment program for the entire structure should be preformed.
- 2) An inspection of the entire structure to determine if additional areas of the building have been or are being compromised.
- 3) Replace main beams and floor joist members affected by termite damage.
- 4) An inspection for any leaks or water sources that may leak or be leaking into the sub-flooring or into the walls.
- 5) Lifting the sagging second floor back into place.

Once completed, reinstall vinyl to seal as best as possible the newly installed wood members. Please see the attached pictures for reference.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



Pictures attached:

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