

1095 Florida Ave.
Shidell, LA 70458

P.O. Box 2830
Shidell, LA 70459

985-649-5832
FAX 985-641-5950

January 22, 2009

Structural Inspection

For:

Mrs. Robert Ballantyne
60 Colony Trail Drive
Mandeville, La. 70448

Property Inspected:

Construction:

Two story, wood frame with brick veneer/stucco and composition shingle roof

Scope:

This inspection is limited to a visual inspection of the interior and exterior walls, floors, roof, and foundation of the residence. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Mrs. Ballantyne contacted Dammon Engineering to request a structural inspection of the above listed residence. Mrs. Ballantyne was concerned about the brick veneer cracking on the left side of the home.

Findings:

The brick veneer was noted to have two hairline cracks in different areas of the 2nd floor of the home, running diagonally above the first floor bathroom.

Analysis:

First, it is significant to note that brick veneer is not structural and that the cracks in the brick veneer, while they are an indication that something has happened, they do not necessarily indicate that something is amiss.

Secondly, houses and foundations all settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. The house continues to settle and usually by the tenth year this settlement is infinitesimal. 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, tree roots, etc.

In this case, it is possible that there was initially some differential settlement. Also, bricks crack due to expansion and contraction when exposed to extreme afternoon temperature or when the sun bears directly on it.

Conclusion:

It is my professional opinion that the cracks discussed above do not pose a structural problem, and that future expansion/contraction in the wall and settlement of the slab will all be infinitesimal and will not affect the structural integrity of the house.

The cracks should be sealed with one of the commercial products designed for that purpose. A non-shrinking mortar, or caulk, should be used to fill the openings to prevent insects from entering the residence.

Sincerely,


Emmett G. (Pete) Dammon, P.E.

Dammon Engineering, Inc.
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 Shidell, LA 70458
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INVOICE #	5651
DATE	1/23/2009

Invoice

BILL TO:	
Mrs. Robert Ballantyne 60 Colony Trail Mandeville, LA 70448	
RE:	60 Colony Trail

PAID
 0100 3618
 1/23/09
 CK. NO. DATE

AMOUNT	DESCRIPTION
550.00	Structural Inspection and Report on Referenced Property
Total Due: \$550.00	

Thank You.