

Dammon Engineering, Inc.

554 Old Spanish Trail
Slidell, LA 70458

Invoice

Date	Invoice #
5/2/2011	6007

Bill To	
Mr. & Mrs. Luper 24 Sydney Court Covington, LA 70433	
RE:	129 Marina Blvd.

PAID
 CK. NO. 1353
 DATE 5/2/11 *OS*

Description	Quantity	Rate	Amount
Structural Inspection & Report for Referenced Property		500.00	500.00
Thank you for your business.	Total		\$500.00

DAMMON ENGINEERING, INC.

dammonengineering.com

ARCHITECTS

ENGINEERS

CONSULTING

DESIGN

STUDIES

EXPERT WITNESS

554 Old Spanish Trail
Slidell, LA 70458

P.O. Box 2830
Slidell, LA 70459

985-649-5832
FAX 985-641-5950

Structural Inspection

May 02, 2011

For: Mr. & Mrs. Luper
24 Sydney Ct.
Covington, La. 70433

Property Inspected: 129 Marina Blvd.
Mandeville, La. 70471

Construction:

Two story, wood frame with brick veneer and composition shingle roof, the home is approximately 6 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 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. Luper contacted Dammon Engineering to request a structural inspection of the above listed residence. She was concerned about the cracks in the brick veneer located on all sides of the home.

Findings:

The brick & mortar in the rear porch area of the home was noted to have hairline crack near the bottom of the window that runs towards to the outside of the home, and a crack was noted in the rear of the home by a window on the second floor above the rear porch area. On the left and front side of the home a hairline crack was noted also. There appears to have been a crack on the right side of the home, which was noted to have been previously repaired. These cracks do not go into the foundation.

Inside the home a crack was noted in the corner dining room sheet rock from the floor to the ceiling that appeared to be new due to the dust that was on the floor. The ceramic floors in the den were also noted to have cracks near the island and near the back porch area.

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.

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, do not necessarily indicate that something is amiss. Over a period of years, the veneer expands and contracts and in many cases, forms its own expansion joints by cracking, such as happened in this case.

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. This house has been vacant for nine months and has not been conditioned, therefore allowing expansion and contraction to occur.

Conclusion:

It is my professional opinion that future expansion/contraction in the wall and settlement of the slab will be infinitesimal and will not affect the structural integrity of the house although it should be watched for any major differences in the cracks.

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.

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