



Structural Inspection

September 18, 2014

For: Lance Laudun
119 Robert Blvd.
Suite G
Slidell, LA. 70458
504-715-8860

Ref: 1480 Fremaux Ave
Slidell, LA 70458

Construction:

Single-story, wood frame with vinyl/brick veneer and composition shingle roof on a conventional foundation.

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:

Lance Laudun contacted Dammon Engineering requesting a structural inspection of the referenced home due to a home inspection report that noted the addition in the rear of the home to be settling.

Findings:

This home is approximately 35 years old with a rear porch patio that was enclosed at some point and time. Typically a patio is lower in elevation and you can noticeably see this where the two floors are at a different elevations by approximately 1 1/2".

The addition (floor) where it is tied into the main house is lower than the house and from that point the floor slopes to the rear of the addition. There are two small cracks in the foundation of the addition on the right side exterior of the home where a foundation was added. This addition was recently painted and at the time of inspection there were no visible cracks in the sheet rock walls or ceilings in the addition that you would typically see in a foundation that has settling problems.

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.

Two ceramic tiles were noted to be cracked in the addition flooring. The roof line appears to be straight and there was no broken roof raters noted in the attic.

A zip level was used to determine different level heights of the foundation throughout the home. There were several different readings noted, which appeared mostly due to having different types of flooring installed: carpet, ceramic tile & wood flooring with the most significant readings found in the addition of the home. The addition measured -3.9" lower which is an indication of some type of settlement.

Analysis:

There appear to be low areas in the rear yard of the home and trapping water and most of it slopes to the home itself getting under the foundation and could be causing the settling. There are several trees and roots near the foundation also that can cause the types of problems.

Conclusion:

House foundations all settle. Usually everything settles together, and the fastest rate of settlement occurs in the first year after construction. 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, expansion & contraction, tree roots, improper drainage, etc.

It is my opinion that the structural integrity of this home is currently sound but will expand and contract with the ground movement and any additional standing water near the home.

Any tree with root systems that approach's the foundation should be removed to prevent any further foundation damage. A contractor should be hired to seal the two cracks in the foundation to prevent insects from entering the home and the drainage in the rear yard should be directed to the front of the home using subsurface drainage.

Recommendation:

- 1) Remove stump & all roots under house, back fill with structural fill.
- 2) Have the foundation stabilized by a house leveling company.
- 3) Install a gutter system and subsurface drainage to properly drain the rear yard to the front street.
- 4) Seal all cracks in the foundation.

It is my opinion that the structural integrity of this home can be secured from future settling.

Sincerely,

Brian Mistich
PE:30187

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