



## Foundation Inspection

February 12, 2016

For: Karla D Stelly  
193 Maverick Run  
Pearl River, La 70452

Ref: 28071 Pine Cone Rd.  
Abita Springs, LA 70420

### Construction:

Two-story, wood frame with vinyl veneer, composition shingle roof on a conventional foundation, approximately 10 years old.

### Scope:

This inspection is limited to a visual inspection of the foundation of the home. 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:

This is an existing home that was never completed. The owner requested that Dammon Engineering evaluate the foundation to meet loan requirements that HUD has imposed.

### Findings:

The exterior of the foundation was visually inspected and no cracks were noted. No cracks were visible during a walk-through of the interior of the home. Overall visual inspection of the foundation/floor revealed no visible cracks.

### Conclusion:

It is my professional opinion that the foundation is structurally sound and is suitable for future residential construction.

Brian A 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.