



Structural Inspection

September 15, 2015

For: Mr. & Mrs. Kenneth and Melissa Rauch
322 Eden Isles Blvd.
Slidell, LA 70458

Re: 322 Eden Isles Blvd.
Slidell, LA 70458

Construction:

Single-story, wood frame with 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:

Kenneth Rauch contacted Dammon Engineering requesting a structural inspection of the referenced home due to a home inspection report that noted cracks in the rear concrete patio slab and possible settlement of the home.

Findings:

The home has a concrete patio, which was added at the rear of the residence. A substantial crack was noted in the patio, which reportedly occurred immediately subsequent to Hurricane Katrina.

An inspection was made on the interior of the residence. No cracks were noted in the sheetrock walls nor in the tiled floors.

An inspection was made of the exterior of the residence, which revealed no cracks in the brick veneer or foundation of the residence in the area of question.

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:

It was reported that Hurricane Katrina caused the concrete patio to experience unusual and severe settlement, resulting in the substantial crack that now exists. Although the settlement of the patio slab has resulted in a failure of that portion of the concrete slab, it must be noted that the patio is not part of the structural integrity of the residence.

The bulkhead, retaining wall and residential foundation were all inspected and showed no indication of failure or unusual differential settlement. There were no indications of recent repairs to the walls, flooring, ceiling or roof, all of which appear plumb and sound. Door frames, window sills and interior cabinets and trim also all appear to be plumb and show only reasonable and acceptable signs of wear.

Conclusion:

All concrete cracks and all foundations settle. Usually everything settles together, and the fastest rate of settlement usually occurs during 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 the foundation will continue to expand and contract within the normal range of movement for this area.

The concrete slab that makes up the patio portion of this residence has failed. However, while aesthetically unappealing, this patio is not part of the structural integrity of the home itself.

To restore the patio's aesthetic value, the concrete patio may be removed and reinstalled at the owner's discretion.

Sincerely,

Brian Mistich
PE:30187



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