



Structural Inspection

October 27, 2015

For: Ms. Tamie Johnson
56184 Redmill Drive
Slidell, LA 70461

Construction:

Single-story, wood frame with brick veneer and composition shingle roof on a pier and beam 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:

Dammon Engineering received a request to perform a structural inspection of the referenced home due to possible elevation differences noted in an appraisal report.

Findings:

An inspection was made on the interior of the residence. Noticeable differences in elevation are present in the ceramic tile flooring throughout the home. There are also cracks in the tile floors throughout the home.

An inspection was made of the exterior of the residence, which revealed no new cracks in the brick veneer. However, patching of the joints from previous repairs are evident. The cinder blocks that support the beams have settled over time. Wood shims were used in an attempt to re level the foundation.

Analysis:

A zip level was used to measure the floor elevation differences in the home. The greatest difference in elevation measured was at -2.5 inches in the hall bathroom. See the attached floor plan.

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.

Conclusion:

It's important to note that all foundations settle with time. 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 settle within the normal range of movement for this area.

The beams can be re leveled using wood shims.

Sincerely,



Brian Mistich
PE:30187

Attachments: Floor Plan with Elevation Differences
Photographs

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BED RM
-0.5"

HALL BATH
-2.5"

DINING
-0.4"

BATH
-1.0"

BED RM
-0.2"

W/D
-0.1"

-0.1"

-0.8"

LIVING ROOM

0.2"

KITCHEN

0.0'
START
POINT

-0.1"

CARPORT

PORCH