

# DAMMON ENGINEERING, INC.

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Slidell, LA 70459

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## Structural Inspection

December 10, 2010

For: Mr. Jason Morgan  
Property Inspected: 7 Maroon St.  
Nicholson, MS

### Construction:

Single story, wood frame with brick veneer and composition shingle roof

### Scope:

This inspection is limited to a visual inspection of the interior and exterior foundation of the residence in the garage. 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:

Mr. Morgan contacted Dammon Engineering to request a structural inspection of the above listed residence. Mr. Morgan was concerned about the crack in the floor of the garage.

### Findings:

The garage floor was noted to have a hairline crack from left to right near the entrance of the home. The brick veneer was also noted to have hairline cracks in different areas of the brick exterior of the home near the garage.

### 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.

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.

In this case, it is possible that there was initially some differential settlement.

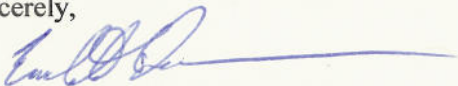
Bricks/mortar also crack due to expansion and contraction when exposed to extreme afternoon temperature or when the sun bears directly on it.

### Conclusion:

It is my professional opinion that the cracks discussed above do not pose a structural problem, and 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.

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.

**Dammon Engineering, Inc.**

1095 Florida Ave  
 Slidell, LA 70458

**Invoice**

DATE	INVOICE #
12/10/2010	5945

<b>BILL TO:</b>	
Mr. Jason Morgan 7 Maroon Drive Nicholson, MS	
<b>RE:</b>	7 Maroon Drive

DESCRIPTION	QTY	RATE	AMOUNT
Structural Inspection of Referenced Property		550.00	550.00
Happy Holidays!		<b>Total Due:</b>	\$550.00