



Structural Inspection

August 21, 2012

For: Lago Construction
3525 North Causeway Boulevard
Suite 1000
Metairie, La. 70002

Re: 160 Louis Morel Drive
Buras, La. 70041

Construction:

One-story, wood frame, vinyl veneer and composition shingle roof on pilings

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:

Lago Construction contacted Dammon Engineering to request a structural inspection of the residence after the homeowner complained of the home moving/swaying and suspected poor construction.

Findings:

Upon arriving it was noted that several of the pilings supporting the right side of the home are out of line with the structure of the home. It was also noted that there isn't sufficient cross bracing on the pilings to help minimize moving/swaying of the home. All of the bracing that was installed with bolts are 1/2" bolts with no lock washers.

To inspect the 2x12 banding around the home for bolt count, it was necessary to remove the vinyl soffit and siding for the inspection. When it was removed, rain water ran out of these areas. Also some areas were open allowing bug infestation.

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.

Some of the visible floor joist hangers do not meet code per the type of floor joist that is installed. In some cases there were two joist hangers installed, one on top and one on bottom of the floor joist at each end.

It was also noted that strapping of the sewer drain lines were not installed per code, allowing the drain lines to sag, inhibiting proper drain.

It was severely wet under the home due to the lack of drainage and no means for the water to escape.

Conclusion:

All raised homes on pilings move and sway. Additional cross bracing can be installed to help reduce the amount of moving/swaying that is being felt by the homeowner, but these measures will not eliminate it totally especially when the washing machine goes off balance. The only way to completely eliminate the moving/swaying of the home is to use a different design using cinder blocks with rebar filled with concrete on a concrete foundation.

It is recommended that 5/8" bolts be used with lock washers for all cross bracing and 2x12 banding to pilings.

It is recommended that the vinyl siding and soffit be reinstalled per the manufacturer's specifications to allow for proper drainage. Insulation should be inspected and any wet insulation should be removed and replaced.

All joist hangers that are not sized properly should be removed and reinstalled per the manufacturer's recommendations.

All sewer lines should be strapped properly per code to allow for proper drainage.

To eliminate water under the home, fill should be brought in to allow for proper drainage and to also reduce the breeding of mosquitoes.

Sincerely,

Emmett G. (Pete) Dammon, P.E.

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