



## Structural Inspection

December 22, 2020

For: Hudson Home Management

Ref: 101 Marina Drive  
Slidell, La. 70461

### Construction:

Two-story, wood frame, wood veneer siding, ceramic/wood veneer and carpet flooring with a composition shingle roof on a CMU pier/chain wall foundation.

### Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior 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 and is not an explanation of cause, effect, or engineering.

### History:

Dammon Engineering was contacted to request a structural inspection of the referenced home due to an elevation difference in the flooring.

### Findings:

The interior of the home was noted to have several tape seams coming apart in the sheetrock ceilings and walls. The ceramic flooring was noted to have cracks in the kitchen and bathrooms. Several water leaks are noted on the inside of the home with mold.

An overall visual inspection of the exterior of the home was conducted and noted the wood siding is rotten on almost every side of the home allowing water to intrude to the interior of the home. Where the siding is rotten and missing the 2x4 studs are exposed and rotten. The rear door threshold is missing allowing water to travel under the ceramic tile and swelling the plywood decking throughout.

The home is built on a chain wall foundation with CMU piers and appears to be fine.

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:

Due to the lack of maintenance from the roof down this has caused severe water damage on the inside of the home.

Recommendation:

The roof must be replaced along with the exterior siding to seal off the home from future water intrusion.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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