



Structural Inspection

June 06, 2017

For: Glenn Steel

Ref: 1099 Claire Drive.
Slidell, La 70461

Construction:

Two-story, wood frame, brick veneer/vinyl, ceramic and wood flooring with a composition shingle roof on a post tension 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 a home inspection that noted some rotten wood in the sun room addition area. The current owner stated that it was built on the existing deck boards after hurricane Katrina.

Findings:

The foundation of the sunroom is the outdoor deck that consists of 4x4's in concrete pillars with wood floor joist and 2x decking across. There is a brick wall that is only there as a façade around the perimeter of the sun room. There was no access under the sunroom for an inspection. The sunroom walls are 2x4 studs covered in vinyl siding and finished off on the inside with a beaded board with many windows. With the walls on top of the decking it did not allow for proper drainage and has created rotten decking and an entrance for termites.

The interior of the sun room area wasn't noted to have any cracks in the walls or ceiling, although one ceramic tile is cracked near the rear exit. The windows and door were operable but the windows have lost the seal.

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.

The rear retaining wall was noted to have some areas where water is seeping through and one of the supports have cracked. The soil under the open deck was noted to have erosion around the 4x4 post from all the rain water running down.

Recommendation:

It is recommended to remove the exterior siding for the sunroom and repair/replace any rotten wood. Once this is complete it should be sealed with flashing to keep the water from going under the bottom plate and decking. All deck boards that aren't sealed and closed in this area should be to keep water from entering it and causing erosion under the sunroom.

Right above the rear retaining wall subsurface drainage should be installed and diverted off to the side. Any water penetrations in the wall should be sealed. The one support that cracked should be doweled back in place.

New soil should be placed under the open deck to hold all the deck post in place. Check all decking for proper connections.

Sincerely,

Brian Mistich, P.E.

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