



Structural Inspection

November 22, 2017

For: Jonathon Colombini

Ref: 117 Rooks Drive
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation. Home is approximately 35 years old.

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 perform a structural inspection of the referenced home due to a home inspection that noted some cracks in the brick veneer.

Findings:

Upon inspection, a zip level was used with a tolerance of 0.35% to verify the floor height conditions. The level was set up at the front door. The elevation ranges in the house from -0.1" to 0.4" The area in question; front right bathroom and bedrooms, appears to be within level with the front door elevation. An overall visual inspection of the interior gypsum and flooring especially in these areas noted above does not appear to show any cracks in the gypsum walls, ceilings or flooring.

An overall visual inspection of the exterior of the home was conducted and few items were noted. There are a couple of hairline cracks in the brick veneer and mortar on the right side of the home. It starts mid way of the brick veneer wall and down to the top of the foundation. There appears to be no cracks in the foundation.

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.

It was also noted that there are no gutters or down spouts on the home. The yard appears to be level and does not allow rain water to flow to the street to keep the foundation dry. There was a big pine tree that was removed from the rear of the house also.

Conclusion:

It is important to note that all foundations settle. Usually, everything settles together and the fastest rate of settlement occurs in 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.

Recommendation:

Due to the fact that there are no visible signs of distress in the gypsum walls, ceilings, wood/ceramic flooring or foundation of the house at the time of this inspection, it is likely that settlement has subsided. Cracks may propagate in the future; however, at this time it appears stable and does not appear to compromise the integrity of the house.

It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings; this home only has a 1/2" in elevation change. Most of the elevation changes are due to different types of flooring.

Items to be addressed are as follows:

- 1) Seal cracks in the brick veneer, mortar with a non-shrinking grout, to prevent insects from entering the home.
- 2) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation and add gutters and down spouts to carry the rain water to the street.

Sincerely,

Brian Mistich, P.E.

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