



## Structural Inspection

May 23, 2018

For: Jeff Brown  
125 9<sup>th</sup> Street  
Slidell, La. 70458

### Construction:

One-story, wood frame, brickvener on three sides and siding on the rear, with a composition shingle roof on a conventional foundation. Home is approximately 40 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 cracks in the brick veneer and the concrete slab.

### Findings:

An overall visual inspection of the exterior of the home was conducted and few items were noted. There are a fewcracks in the brick veneer, mortar, slab and grade beamon the rightand rear sidesof the home.

The first area seen on the right side of the home, outside the garage, has a large crack at the top which goes down the wall into slab; but stops before entering the grade beam at ground level. A visual inspection of the interior garage floor shows a crack in the slab that appears to start at the same location of the crack in the brick veneer.

The second area seen on the right side of the garage has no crack in the brick veneer; however, a crack appears in the slab just below the brick veneer and does travel down the grade beam below ground

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.

level. A visual inspection of the interior garage floor shows a crack in the slab that appears to start at the same location of the crack outside.

The third area seen at the rear, near the kitchen window and exterior water faucet, has siding installed, therefore no other visual indications are available on the exterior of the home above the slab level. The slab, below the siding, has a crack that extends down into the grade beam. A visual inspection of the kitchen did not show any signs; however, it would appear that the kitchen has been remodeled and painted. Countertop and cabinets are installed in front of the area seen from outside; therefore, a visual inspection of the wall and foundation were not available.

An overall inspection of the brick veneer shows that most of the weep holes at the bottom of the brick veneer have been filled with mortar.

A visual inspection of the attic in the three areas noted above revealed that ceiling joist and roof rafter structural members appear to be original and show no signs of splintering nor do they appear to be under abnormal stress(s).

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:

The cracks in the brick veneer do not appear to have compromised the structural integrity of the home. It is my opinion that the structural integrity of this home is currently sound, but the foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

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

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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