



Structural Inspection

August 23, 2018

For: Chantelle Meyers
126 Nottingham Drive
Slidell, La.

Construction:

One-story, wood frame, brick veneer, ceramic, carpet and wood flooring with a composition shingle roof on a conventional 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 some cracks noted in the brick veneer and foundation.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the living room at zero inches and measured throughout the home. It is important to note that all floor height conditions vary due to carpet height and wood flooring height. The left rear master bedroom floor appears to have the most notable slope going towards the master bedroom closet. Please note that these areas are carpeted and the readings from the living room is wood flooring.

The interior of the home was not noted to have any sheetrock cracks in the ceiling or walls of the home.

An overall visual inspection of the exterior of the home was conducted and several items were noted. There is a crack on the left side of the home under the bedroom window that runs from the window sill down to the foundation and into the foundation (not visible below natural grade). There are other cracks in the rear of the home noted in brick veneer below the master bathroom window that do not show up in the foundation. Some of these cracks have been repaired in the past.

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 yard of the home (near master bedroom closet) is holding water around the foundation and does not allow the rain water to flow away from the foundation causing settlement/erosion and mildew to grow on the brick veneer.

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 around the foundation. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer and foundation with a non-shrinking grout, to prevent insects from entering the home.
- 2) Gutters and down spouts are needed to direct the rainwater away from the foundation.
- 3) The yard should be re-graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich, P.E.

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