



Structural Inspection

December 13, 2022

T Markoff
128 Kempsey
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a raised 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 it being elevated.

Findings:

The home has been elevated. This was accomplished by concrete blocks on a new foundation. The exterior of the concrete blocks are coated using a surface bonding cement to create a concrete finish.

It was noted in some areas of the exterior finish that the surface bonding finish has cracked due to expansion and contraction.

The interior of the home does not reveal any structural problems.

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:

It is important to note that all foundations settle. There are no gutters on this home to properly divert the rain water away from the foundation. 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, substandard design, tree roots, improper drainage, etc.

Recommendation:

The cracks in the exterior surface finish do not appear to have compromised the structural integrity of the home. It appears that the structural integrity of this home is currently sound. The foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

- 1) Seal the cracks in the concrete finish with a non-shrinking grout.
- 2) Gutters and down spouts should be added to allow proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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