



Structural Inspection

January 23, 2017

For: JFK 6 Real Estate, LLC,
c/o Angela Spencer

Ref: 129 Fountain Drive
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic 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 a home inspection report that noted excessive differential elevations in the rear addition of the home. It was noted that this home has several additions to it.

Findings:

This addition appears to be an existing patio that was enclosed due to the construction of materials and the layout. It's a brick knee wall, wood studs and vinyl siding with a composition shingle roof that is tied into the roof of the main home on a conventional foundation. It could not be verified if the two foundations are tied into together with dowels. No cracks were noted in the foundation due to ceramic tile flooring covering and the ceramic tile is not level, it does appear that the rear exterior of the foundation was skimmed coated over.

An overall visual inspection of the exterior of the addition was conducted and a few items were noted. Where the brick wall meets each other in the corners the mortar is missing and you can see daylight in some areas. The flooring of the addition is ceramic tile and in several places it was noted that the grout is cracking and coming loose.

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.

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the addition at zero inches and measured throughout the addition, there is a 1.9 inch difference noted to this addition of the home. Please see the attached sketch.

Conclusion:

Due to the rear addition being existing it is not possible to know the footing depths, slab reinforcement and thickness without the design drawings. These additions to the home are of not high standards but are functional for the home. 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 brick mortar do not appear to have compromised the structural integrity of the addition. It appears that the structural integrity of this addition 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 brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Gutters and down spouts should added to allow proper drainage of rainwater away from the foundation.

Sincerely,

Brian A Mistich

Brian Mistich, P.E.



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-1.2"

-0.6"

-1.7"

REAR
ADDITION

-1.0"

-1.9"

-0.9"

-0.7"

0.00'

-1.1"

HOME SIDE