



Structural Inspection

May 12, 2017

For: Andrew & Tracy Kopfinger
278 Forest Brook Blvd.
Mandeville, La. 70448

Ref: 1296 Bluff Drive
Slidell, La.

Construction:

Two-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a post-tension 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. The potential home buyer found a hair line crack in the ceramic tile located in the kitchen area.

Findings:

Upon inspection, the hairline crack in the ceramic tile was noted in the kitchen area. It starts from the refrigerator continues in front of the island and under the kitchen cabinets all the way to the outside of the homes foundation. On the outside of the home the hairline crack is visible in the foundation and appears to stop several inches down. In the kitchen area/hallway there is a sheetrock seam above the cased opening door.

Two other areas were noted to have cracked also. The rear ground floor porch outside the kitchen area was noted to have cracked where it meets the foundation. Secondly the rear second floor concrete porch was noted to have a few hair line cracks in it as well. No cracks in the brick veneer, sheet rock (other than noted) or molding.

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. 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 hairline cracks that were noted in the report do not appear to have compromised the structural integrity of the home. This home is currently sound. The foundation will expand and contract with the ground movement and normal settling. Tile is particularly susceptible to movement, but overall the structure appears satisfactory. Should cracks expand or propagate in the future to any sizable extent, a re-examination of the subject should be readdressed.

Items to be addressed are as follows:

- 1) Seal the cracks in the foundation and patios with a non-shrinking grout, to prevent insects from entering the home.

Sincerely,

Brian A Mistich

Brian Mistich, P.E.



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