



Structural Inspection

April 24, 2019

For: Heather M. Laughlin
Century 21 Action Realty
4736 West Napoleon
Suite 100
Metairie La. 70001

Ref: 1309 Seville Dr
NOLA

Construction:

Two-story, wood frame, brick veneer, ceramic, wood flooring with a composition shingle roof on a conventional foundation with pilings.

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 conduct a structural inspection of the referenced home due to noted elevation differences in the foundation.

Findings:

Upon inspection, a zip level was used to verify the existing floor height conditions. The level was set up at the front foyer at zero inches and measured throughout the home. It is important to note that all floor height conditions vary due to ceramic flooring and wood flooring.

The heights varied throughout the home range from 0.8" in the front bedroom to -0.8" in the left rear of the Den. Overall it slopes to the rear of the home less than one inch.

An overall visual inspection of the exterior of the home was conducted and several items were noted. There are a couple of hairline cracks in the brick veneer on the left side of the home that runs from the

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.

middle of the wall down to the foundation along with other hairline cracks but these cracks do not go into the foundation.

The foundation on right side of the home was noted to have the earth settling around it, although this home appears to be on pilings it is not affected by this. The gutters and down spouts were noted to drain directly onto this area as well and may have caused some of the earth erosion around it.

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 as the brick veneer does not provide any structural support. 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 and this home is less than an inch.

Items to be addressed are as follows:

- 1) Repair and seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Install fill around foundation and sod area.
- 3) Additional gutters and down spouts are needed to direct the rainwater away from the foundation and out onto the yard. Existing down spouts need to be directed away from the foundation as well.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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