



Structural Inspection

May 11, 2017

For: Nathan S Laurensen
760 Abney Dr
Slidell La. 70458

Ref: 155 Bermuda Dr.
Slidell, La 70458

Construction:

One-story, wood frame, brick veneer/vinyl, 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 that noted some elevation deference and cracks in the foundation of the rear game room addition. The current owner stated that they have not done any work on the home since they have purchased it. The owner stated that this was a patio that was enclosed by the previous owner.

Findings:

The foundation of the game room does not have any footings that are typically required for new construction. There is one crack in the foundation that you can visibly see. Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the game room at zero inches and typical measurements throughout the game room were -0.4" to -2.2" difference in the left rear. It is important to note that all floor height conditions are within acceptable tolerances.

The interior of the game room area wasn't noted to have any cracks in the sheet rock walls or ceiling. The windows and door were operable.

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:

Due to the fact that there are no visible signs of distress in the wall, ceiling or wood flooring in the game room, it is likely that settlement has subsided. The crack may propagate in the future; however, at this time it appears stable and does not appear to compromise the integrity of the game room structure. It is recommended when there is more than a 3" elevation difference (tripping hazard) or additional settling occurs to have the game room foundation stabilized.

- 1) It is recommended where the crack is visible in the exterior of the foundation to be patched with mortar.

Sincerely,

Brian A Mistich

Brian Mistich, P.E.



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