



Structural Inspection

June 1, 2015

For: Teresa & Frost Godwin
164 Pebble Beach Dr.
Slidell, LA 70458

Construction:

Two-story, wood frame, vinyl & brick veneer, composition shingle roof on a pier & piling type foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior foundation of the residence. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Teresa Godwin contacted Dammon Engineering requesting a structural inspection of the referenced residence due to cracks in the sheet rock and brick veneer.

Findings:

This home is approximately 23 years of age and has been updated after hurricane Katrina. The home is supported on a concrete chain wall and interior pilings; the garage is supported by a post tension concrete foundation.

Several places on the interior of the home were noted to have sheet rock joints that are cracking. Base and crown molding are also separating from the sheet rock walls on both floors. The exterior of the home was noted to have several cracks in the mortar of the brick veneer. Recent repairs have been made to the mortar on the front of the home and on the exterior garage area.

Gutters and down spouts are installed on the home, which allow the water to drain off the roof, but only the down spouts in the rear of the home are connected to subsurface drainage. There are other down spouts that should also be connected to subsurface drainage, to direct water away from the home. A French drain was incorrectly installed allowing water to leak under the home. The ground area under the home is moist from this water intrusion.

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.

It was also noted during inspection that the sewer hangars (straps) under the house were not properly fastened to support the plumbing pipes.

Analysis:

There are several circumstances adversely affecting this foundation.

The area below the home is lower than the surrounding areas and is allowing the water runoff from the down spouts to collect under the home; this will cause settlement of the foundation. A French drain was installed to carry the water away from the home but was not installed properly allowing moisture to remain under the home.

Structures typically show signs of settlement in the sheetrock at the heads of doorframes and windows, and in the mortar joints; this is due to the fact that these areas offer minimal structural support. At the time of inspection several cracks were noted in these areas.

Conclusion:

House foundations all 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.

The settling of home does not appear to have compromised the structural integrity of the home. It is my opinion that the structural integrity of this home is currently sound. However, the foundation will continue to shift slightly with any ground movement and may experience adverse settlement if standing water continues to accumulate under the home.

It is recommended that new French Drains be properly installed and new fill (A4 Select/Red Dirt) be brought in and installed under the home to create a berm to keep the water out. Termite protection should be applied before hand to deter termite activity. All gutters should be tied into a subsurface drainage and routed to the street or canal.

Sincerely,

Brian A Mistich P.E.
La License No. 30187

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