



Structural Inspection

September 9, 2021

For: Todd Seal
1937 Grace Seal
Slidell, La. 70458

Construction:

One-story, wood frame, vinyl veneer, laminate and carpet flooring, metal roof on a CMU pier and beam foundation.

Scope:

This inspection is limited to a visual inspection of the interior 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 foundation due to a pine tree that fell on the roof of the home during hurricane Ida. The home is older era with tongue and groove flooring and roof decking.

Findings:

Upon inspection of the home, a pine tree fell on the left side of the home causing severe structural damage to the roof, roof rafters and ceiling joist. The damaged flooring and sheetrock are still in place and the house has not been gutted.

A zip level was used to verify the floor height conditions inside the home. The level was set up in the foyer area at zero inches and measured throughout the home; there is a 1' difference from the foyer to the rear back bedroom. From the foyer to the 2nd bedroom on the left there is 1.4' difference in elevation. See the attached floor plan with spot elevations.

At the time of this inspection, the interior of the home was not gutted in the affected areas of roof damage. There is severe sheetrock damage in the front of the home along with busted roof rafters, ceiling joist. It was reported that there was standing water on the flooring when returning home for inspection, it has saturated the tongue and groove decking affecting the structural strength, it is notable when walking on it, it's very soft.

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.

The home sits on a CMU pier and beam foundation. There are several cross braces that have come apart that keep the floor joist from twisting. Some of the CMU piers are not level and are lower in areas.

Conclusion:

Due to the force of the impact from the tree falling on it, it has created severe damage to the structure.

Recommendation:

- 1) Stabilize and level the CMU piers.
- 2) Replace the tongue and grove decking in the front of the home.
- 3) Replace the cross bracing for the floor joist.
- 4) Replace the damaged ceiling joist in the front of the home.
- 5) Replace the damaged roof rafters in the front of the home.
- 6) Install new metal roof.

Sincerely,

Brian Mistich, P.E.

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