



Structural Inspection

August 18, 2021

For: Rachel Mullet
201 Carr Drive
Slidell, La. 70458

Construction:

Two-story, wood frame, vinyl and stucco veneer, ceramic and vinyl plank flooring, composition shingle roof on a CMU pier and beam foundation with pilings.

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 ceramic flooring cracking on the first floor of the home due to a previous home inspection that noted it. The home was built in 2009 and the owner stated that within the first two years of construction that these cracks appeared in the ceramic flooring.

Findings:

Upon inspection of the home, the ceramic flooring has a small hairline crack from half of the foyer entrance to the rear back porch doors. It was also noted to have small hairline cracks in the breakfast area and living room.

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 around these areas of concern; there is a 0.2 inch difference from the foyer to the rear back porch doors. It is important to note that all floor height conditions are within acceptable tolerances.

At the time of this inspection, the interior of the home was not noted not have any cracks in the sheetrock ceilings, walls or exterior stucco of both floors.

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 elevation differences do 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, but the foundation will expand and contract with the ground movement and any standing water. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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