



Structural Inspection

October 3, 2017

For: Chad Newcomer
37160 Grist Mill Blvd.
Geismar, La. 70734

Ref: 2010 Green Ct.
Mandeville, La. 70448

Construction:

One-story, wood frame, Stucco, brick veneer, vinyl siding, ceramic and wood flooring with a composition shingle roof on a conventional foundation. Home is approximately 18 years old.

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 roofing that is not flat on the right rear of the home.

Findings:

An overall visual inspection of the exterior roof of the home and attic was conducted and couple items were noted.

The decking on the right rear of the home is buckled over the ceiling joist causing a valley in that area. Inside the attic you can visually see the ceiling joist is not cut off to allow the roof decking to be level.

The current home owner had hired a contractor to install additional roof supports thru out the attic supporting the roof. No leaks were noted from inside the attic.

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:

Although it is visually apparent when looking at the roof from outside that roof is buckled in this area, the roof is structurally sound.

Recommendation:

The buckle in the roof 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.

Sincerely,

Brian Mistich, P.E.

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