



## Structural Inspection

June 6, 2018

For: Frances Falcon  
223 Debbie Dr.  
Slidell, La. 70458

Ref: 2118/20 Robert E Lee Blvd.  
NOLA.

### Construction:

One-story-double, wood frame, brick veneer on all sides of home, with a composition shingle roof on a conventional foundation with pilings. Home is approximately 57 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 perform a structural inspection of the referenced home due to some cracks in the brick veneer that the owner noted. The owner stated that this house is on pilings.

### Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the home near the living room. The slopes range in the house from 0.0" to -1.1" in the main areas.

An overall visual inspection of the exterior of the home was conducted and few items are noted.

Unit 2120 - There is a crack in the mortar of the brick that runs diagonally and stops before the grade beam; there is a hairline crack in the grade beam below this mortar crack on the right side of the home under rear bedroom window. There is a 1/4" crack in the grade beam and brick at the bottom of the rear kitchen door.

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.

Unit 2118 – There is a ¼” crack in the brick and foundation on the left side of the home below the rear bedroom window.

A visual inspection of the interior sheet rock ceilings and walls of the home where not noted to have any cracks in them. All interior floors have a covering on them and it was not inspected under them.

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 cracks in the brick veneer 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.

Items to be addressed are as follows:

- 1) Verify that the gutters and down spouts are connected properly and not clogged and will carry the rain water away from the foundation and out to the street.
- 2) Seal cracks in the brick veneer, mortar with a non-shrinking grout, to prevent insects from entering the home.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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