



Structural Inspection

October 24, 2017

For: Rachel Jacobs
212 Melody Lane
Slidell, La. 70458

Ref: 212 Melody Lane
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation. Home is approximately 35 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 cracks in the brick veneer and stated a slope in the foundation.

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 dining room. The slopes range in the house from 0.0" to -2.3" in the main areas. The area in question (bedrooms), from the back of the master bedroom to the front bedroom has a combined slope of -4".

An overall visual inspection of the exterior of the home was conducted and couple items were noted. There is a crack in the brick veneer and mortar on the left side of the home near the front bedroom above the window but does not show up in the foundation. The garage wall near the entrance of the house, there is a crack in the brick veneer and mortar approximately 4' long that does not show up in the foundation.

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.

In the rear of the home near the breakfast room, the bricks appear to be replaced as it is understood a sliding door was replaced with a solid wall.

It was also noted that there are no gutters or down spouts on the home. The front corner of the home near the entrance and garage, the earth is eroding around the foundation due to the water off runoff of the roof. In the rear of the home, the corner of the family room and master bedroom the earth is eroding around the foundation due to water runoff of the roof.

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:

Due to the fact that there are no visible signs of distress in the walls, ceilings or wood/ceramic flooring in the house at the time of this inspection, it is likely that settlement has subsided. Cracks may propagate in the future; however, at this time it appears stable and does not appear to compromise the integrity of the house.

It is recommended when there is more than a 3” elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation and add gutters and down spouts to carry the rain water to the street.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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.