

# STRUCTURE

212 Melody Lane, Slidell, LA October 17, 2017

Report No. 1231

www.toptobottomgulfcoast.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Configuration:** • Slab-on-grade

**Foundation material:** • Poured concrete

**Floor construction:** • Concrete

**Exterior wall construction:** • Wood frame / Brick veneer

**Roof and ceiling framing:** • Rafters/ceiling joists

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation

## Recommendations

### General

**13.** • For all recommendations concerning brick work, I recommend contacting a licensed masonry contractor for further evaluation.

### FOUNDATIONS \ Foundation

**14. Condition:** • Settled

There was a 3 1/2" slope from the front left corner of the home to the rear right corner of the home. I recommend contacting a licensed shoring company or a structural engineer for further evaluation.

**Implication(s):** Chance of structural movement

**Location:** Throughout First Floor

**Task:** Further evaluation

**Time:** Immediate

**Cost:** Depends on work needed Depends on approach

### WALLS \ Masonry veneer walls

**15. Condition:** • Prior repairs

**Implication(s):** Weakened structure

**Location:** Rear Exterior Wall

**Task:** Further evaluation Request disclosure

**Time:** Immediate

**Cost:** Depends on approach

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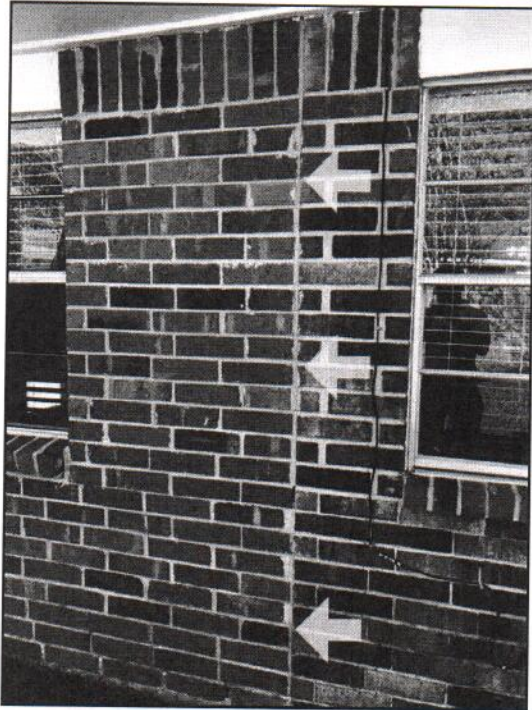
COOLING

INSULATION

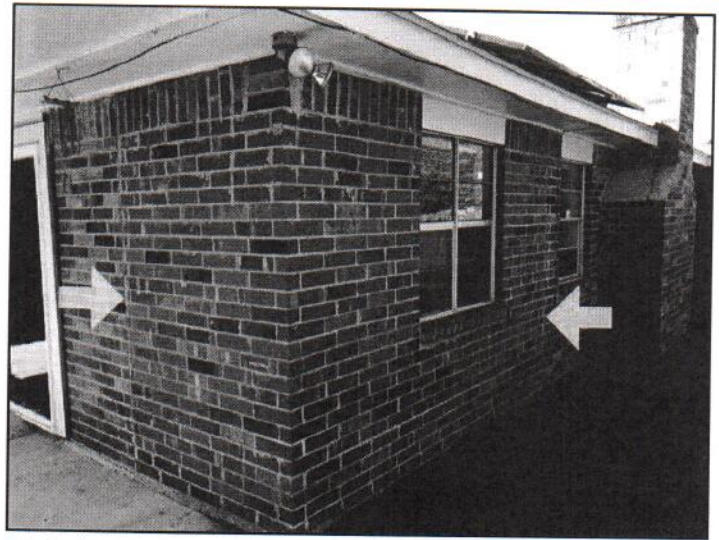
PLUMBING

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16. Prior repairs



17. Prior repairs



18. Prior repairs

16. Condition: • Cracked

Implication(s): Weakened structure

Location: Throughout Exterior Wall

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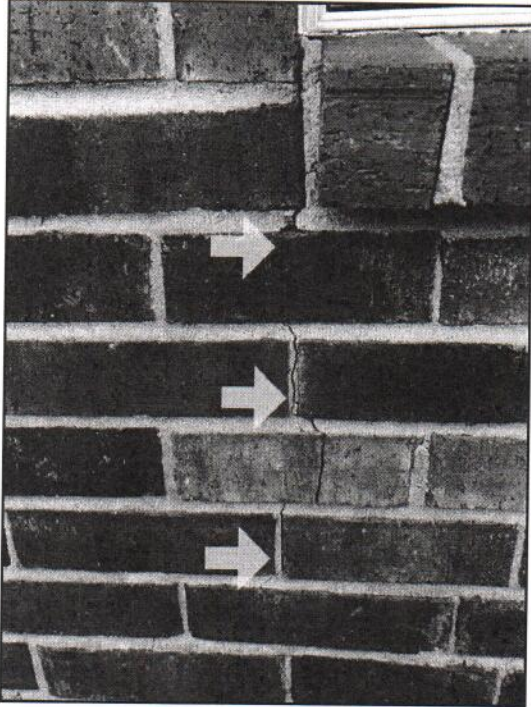
INTERIOR

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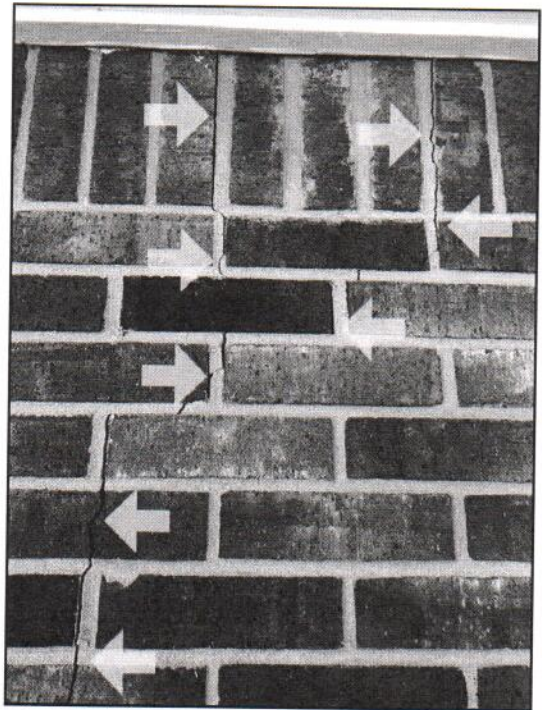
**Task:** Further evaluation

**Time:** Immediate

**Cost:** Depends on work needed Depends on approach



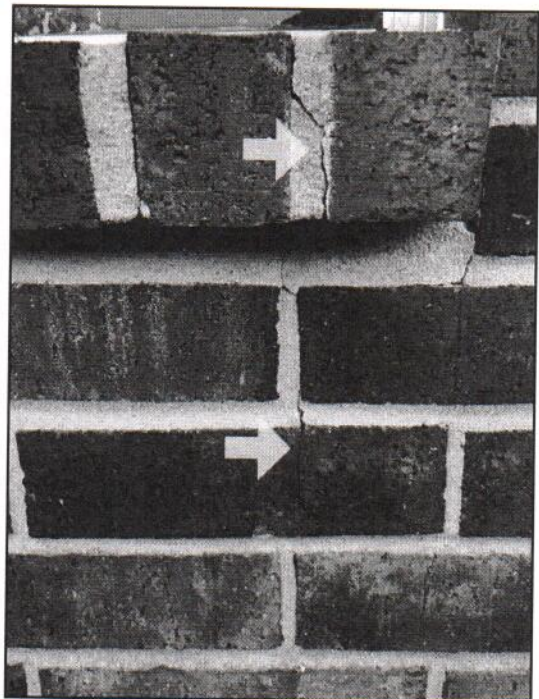
19. Cracked



20. Cracked



21. Cracked



22. Cracked

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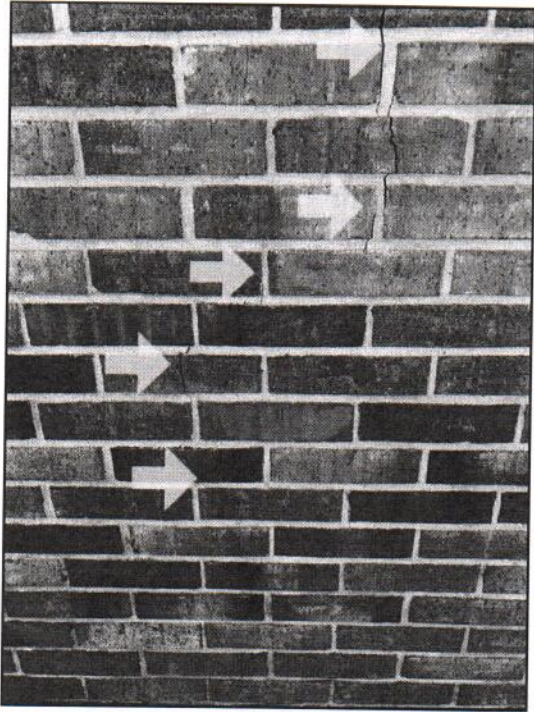
COOLING

INSULATION

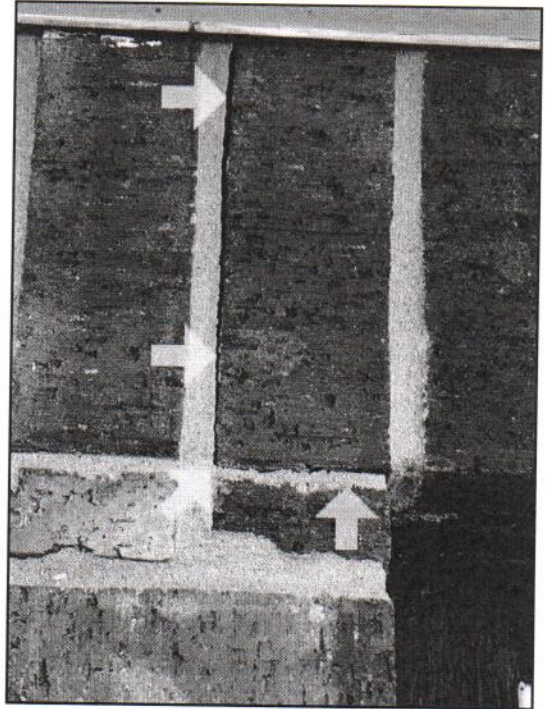
PLUMBING

INTERIOR

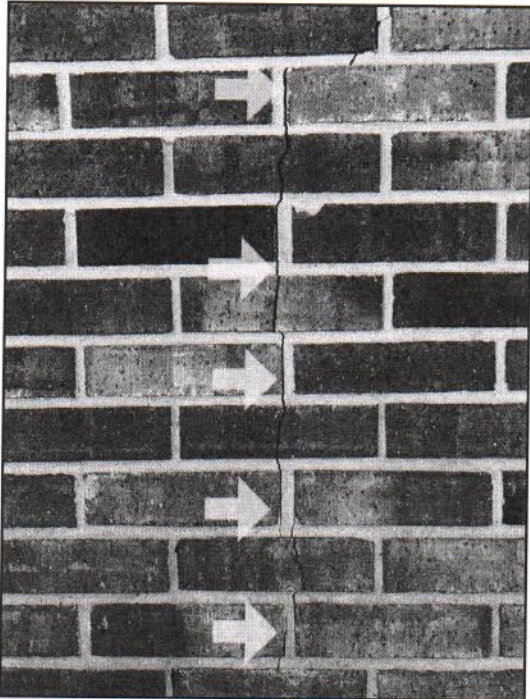
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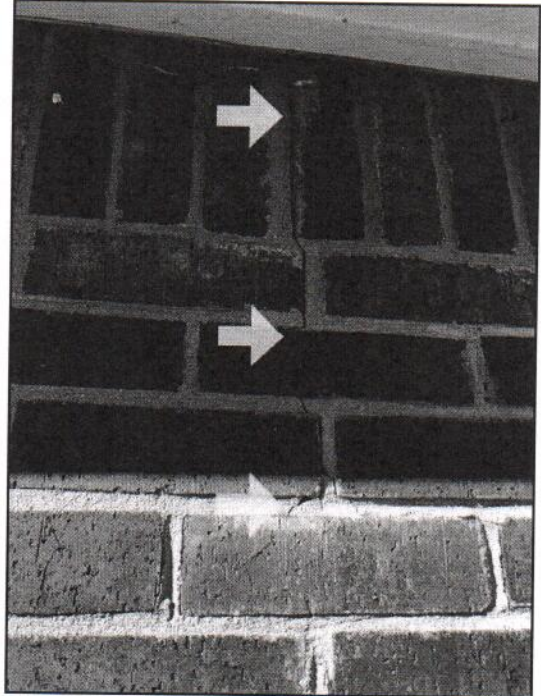
23. Cracked



24. Cracked



25. Cracked



26. Cracked

## WALLS \ Lintels

17. Condition: • Rust

Implication(s): Weakened structure | Chance of structural movement

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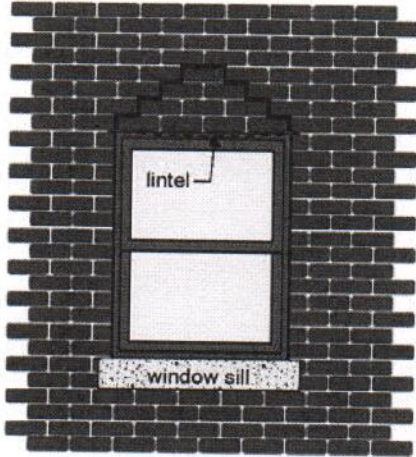
**Location:** Front Exterior Wall

**Task:** Repair Further evaluation

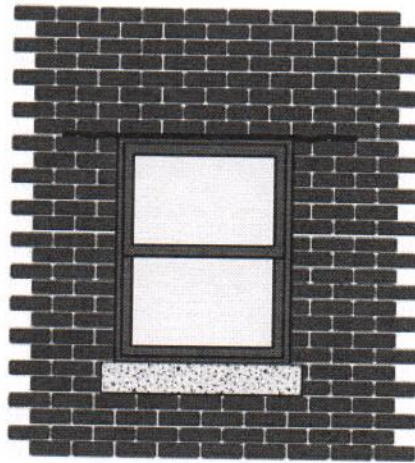
**Time:** Immediate

**Cost:** Depends on work needed Depends on approach

## Lintel related wall cracks



crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack often caused by rusting steel lintels expanding



27. Rust



28. Rust