



Structural Inspection

September 14, 2020

For: Mary Landry
75487 Downs Ave
Covington, La. 70435

Ref: 23160 Lowe Davis Rd.
Covington La. 70435

Construction:

One-story, wood frame, wood veneer, wood flooring with a composition shingle roof on a CMU block & brick pier foundation. Home is approximately 100 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 the home being 100 + years old.

Findings:

The home has some height variations throughout the flooring in the interior. It is important to note that all floor height conditions are within acceptable tolerances.

An overall visual inspection of the exterior foundation of the home was conducted and several items were noted under the house. There have been repairs in the past that included new CMU blocking on the interior piers of the foundation and the exterior brick piers have been reworked in the past but need attention.

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 exterior brick pier foundation 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, 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.

Items to be addressed are as follows:

- 1) Re-point and level exterior brick piers.
- 2) Fill and re-grade around home to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian A Mistich

Brian Mistich, P.E.



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