



## Structural Inspection

July 16, 2020

For: Bob and Carmel Gordon  
253 Carr Drive  
Slidell La. 70458

### Construction:

Two-story raised on pilings, wood frame, vinyl siding, wood flooring with a composition shingle roof. The home is approximately 20 years old and was remodeled 2 years ago.

### 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 homeowner stating that after tropical storm Cristobal some cracks appeared in the concrete foundation below the home, a rise in the den flooring appeared along with some hairline cracks in the sheetrock. Homeowner stated flood water was over the concrete foundation.

### Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front door at zero inches and measured throughout the home, there is a -0.3" to -0.6" inch difference noted to the rear of the home. The most notable dip in the floor starts in the den to the rear bedroom. The left rear of the home appears to have the most notable slope.

At the time of this inspection the interior of the home did not reveal any cracks in the sheetrock ceilings or walls and the owner stated that he had it repaired prior to this inspection.

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:

Apparently the flood that occurred has settled the earth/fill under the foundation allowing it to settle along with the pilings in the left rear of the home. 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. The settling of the foundation has not exceeded the “trip hazard” level as indicated by the level testing. The settling does not appear to have compromised the structural integrity of the building

Recommendation:

Items to be addressed are as follows:

- 1) Level and stabilize all pilings.
- 2) Wrap pilings around base to prevent rot.
- 3) Seal the new cracks in the foundation with a non-shrinking grout.
- 4) Direct all down spouts to extend out past the home.
- 5) Remove and replace wood flooring structure in the affected area of the rise.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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