



Structural Inspection

February 26, 2019

For: Van Brechindo
27073 Cusimano Rd
Lacombe, La. 70445

Construction:

One-story raised, wood frame, vinyl and brick siding, wood and vinyl flooring with a composition shingle roof on pier and beam foundation. (The piers are not on a continuous grade beam). The home is approximately 50 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 conduct a structural inspection of the referenced home due to elevation differences noted in the flooring.

Findings:

An overall visual inspection of the exterior and interior of the home was conducted and several items were noted.

Under the house it was noted to have a pier and beam foundation. The pier(s) and beam(s) may settle at different rates depending on soil conditions under the house. It was also observed that the earth under the house is wet and the surrounding area is draining under the home from the rear and side yards. There is also a tree that has grown next to the front porch and has pushed back the porch roof.

In the home it was noted to have a couple of places where the flooring/decking is rotten in the kitchen and laundry room. Most of the doors and windows have moved alignment caused by the home settling over time.

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. In the case of 27073 Cusimano Rd both under house soil conditions and tree roots are contributing factors to foundation stability.

Recommendation:

The pier and beam foundation will expand and contract with any ground movement aggravated by standing water. The soil under the home needs to remain dry so that the pier supports remain stationary resisting any movement.

Items to be addressed are as follows:

- 1) Bring in fill under the unit so water will shed away from underneath.
- 2) Install gutters and down spouts to subsurface drainage away from the house and out to the ditch.
- 3) Remove all trees and roots immediately around and underneath the house.
- 4) Level the home.
- 5) Replace all rotten wood flooring and inspect for any water line leaks within the home as well as any termite activity.
- 6) Grade the yard so that storm water drains away from the building structure.

Considering the age of the home, it appears structurally sound, but will require maintenance to preserve its integrity for the future.

Sincerely,

Brian Mistich

Brian Mistich, P.E.

Pictures attached:



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