



Structural Inspection

March 22, 2023

Ed Lafferty
3007 S. Palm Dr.
Slidell, La. 70458

Construction:

Raised One-story, wood frame, brick/hardy veneer, ceramic & concrete flooring with a composition shingle roof.

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 cracks in the ceramic flooring.

Findings:

The rear dining room and front master bedroom hallway flooring was noted to have cracks in them. It was noted there are stress cracks in the sheetrock walls above the dining room floor that is cracking. None noted on the walls of the master bedroom hallway.

The exterior of the home was noted to have cracks in the stucco below the dining room wall and around the fireplace wall. The front Master bedroom rear exterior wall was noted to have cracks in the brick veneer and the front stucco wall also. The front left bedroom exterior wall was noted to have cracks in the stucco.

It was also noted that there are no gutters or down spouts in these two areas of concern allowing water to settle under the foundation. Rainwater is splashing onto the exterior walls creating mold. This also allows for settlement of the soil around the home and will create uneven floors and crack sheetrock walls. Due to a high water table in this area it is necessary to keep the foundation dry.

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:

It is our 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) Add gutters and downspouts and tie into subsurface drainage on all downspouts that are needed to allow for proper drainage of rainwater away from the foundation.
- 2) Repair flooring
- 3) Repair sheetrock.

Sincerely,

Brian Mistich, P.E.

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