



## Structural Inspection

December 16, 2020

For: Thomas Bergens  
3201 Rue Marcelle  
Meraux, La. 70075

### Construction:

One-story, wood frame, brick veneer, ceramic flooring with a composition shingle roof on a post tension foundation on pilings.

### 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 a previous inspection that noted an elevation difference in the foundation.

### Findings:

Upon inspection, a zip level was used to verify the floor height conditions inside the home. The level was set up in the foyer area at zero inches and measured throughout the home, there is a 1.9 inch difference noted from the foyer to the laundry room in the rear of the home. It is important to note that all floor height conditions are within acceptable tolerances.

The interior of the home was noted to not have any cracks in the sheetrock ceilings or walls. The ceramic flooring throughout noted no cracks also.

An overall visual inspection of the exterior of the home was conducted and no cracks are noted in the brick veneer.

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 elevation difference 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.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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