



Structural Inspection

August 5, 2021

For: Timmy Gennusa
3256 William Tell
Slidell, La. 70458

Construction:

One-story, wood frame, vinyl veneer, vinyl plank flooring, composition shingle roof on a CMU pier and beam foundation.

Scope:

This inspection is limited to a visual inspection of the CMU piers 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 CMU piers due to a previous inspection that noted an elevation differences in the flooring of the home.

Findings:

Upon inspection of the home, the ground around the home and under the home was noted to be wet and holding water.

The CMU piers were inspected and it was noted that the right side exterior of the home has two piers that are out of alignment, there is also one CMU pier in the rear of the home that is cracked.

At the time of this inspection, the interior of the home was noted not have any cracks in the sheetrock ceilings or walls.

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 differences do 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;

Align and fix CMU blocks as noted.

Install gutters and down spouts to direct water away from and under the home.

Install fill under the home to keep the area dry.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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