



Structural Inspection

February 14, 2018

For: Terrian and Toni Mobley
175 Lighthouse Point
Slidell, La. 70458

Ref: 3268 College Street
Slidell, La. 70458

Construction:

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

History:

Dammon Engineering was contacted for a structural inspection of the referenced home due to an appraisal that noted the ceiling in the living room was damaged and hanging down. This inspection is limited to the living/dining room ceiling of the home.

Findings:

Upon inspection, the ceiling is visibly hanging down where once there was a load bearing wall separating the living room from the dining room. It was removed at some point in time to create an open feeling between the two..

Conclusion:

This home is structurally sound and capable of being rebuilt. It is recommended to install a new 2x4 load bearing wall. There are two options for this new wall, one with a cased opening or a full wall to support the ceiling.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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.

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