



Structural Inspection

August 15, 2016

For: Kert Leblanc
336 Cape Breton
Slidell, La. 70458

Construction:

Two-story, wood frame, stucco veneer, composition shingle roof on a conventional foundation. The home is approximately 6 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 residence. 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:

The owner contacted Dammon Engineering to request a structural inspection of the referenced home prior to selling due to a home inspection that noted a slight dip in a beam in the garage.

Findings:

An overall visual inspection of the exterior and interior of the residence was conducted.

The three car garage is wide open with two beams that support the upper floors. The beam in question has approximately a 1/16" dip in it and therefore the sheet rock around it has a hair line crack at the joint. It was also noted that the garage is not air conditioned and will therefore expand and contract with the outside temperature and cause some sheet rock to crack at the joints.

The room above it has a hair line crack noted above the door to the right approximately 12" long and the door does not shut tightly. Also there is a nail head protruding in the ceiling of this room above the bed.

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:

According to the wood frame construction manual section 2.1.2 Engineered Design Limitations for floor systems the computed deflection shall not exceed $L/360 = 2/3''$ of an inch. This deflection is approximately a $1/16''$.

It was also asked how long the crack has been there and the owner did not know, it was also asked to see the blue line drawings of the house but was unavailable to check the beam size in place. This home is approximately six years old and looks like normal expansion and contraction has taken place.

It is important to note that all house 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.

It is my opinion that the structural integrity of this residence is currently sound.

Sincerely,

Brian Mistich

Brian Mistich, P.E.

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