



## Structural Inspection

July 27, 2020

For: Jason Doyle  
John Welch

337 Carr Drive  
Slidell La. 70458

### Construction:

One-story raised on CMU blocks, wood frame, vinyl siding, wood flooring/carpet with a composition shingle roof. The home is approximately 15 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 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 prior to purchasing it. It was reported that this home did not suffer any structural damage or flooding from Hurricane Katrina.

### Findings:

Upon inspection some of the CMU columns on the ground floor were noted to have some surface abrasions. The exterior of the foundation noted some areas in the foundation where the steel is exposed.

At the time of this inspection the interior of the home did not reveal 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:

The surface abrasions in the CMU columns and exposed steel in the foundation 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.

Recommendation:

Items to be addressed are as follows:

- 1) Resurface the abrasions in the CMU Columns for a smooth finish
- 2) Resurface the exposed steel in the foundation.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



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Resurface with mortar

Exposed steel,  
resurface with  
mortar.





Abrasions on columns, resurface with mortar.

Exposed steel,  
resurface with  
mortar.

