



Structural Inspection

September 28, 2016

For: Steven Burke
Patricia Burke
350 Sandy Brook Circle
Madisonville La. 70447

Construction:

One-story with bonus room, wood frame, brick and wood veneer, ceramic and wood flooring with a composition shingle roof on a post tension foundation. The home is less than one year 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 due to the home owner noticing cracks throughout the home's interior and exterior. This home resides in a neighborhood called Black River Forest. The home is less than one year old. The owner stated that there was approximately 2-1/2 feet of fill brought in for the foundation pad to meet the BFE. The home is fronted with a street called Sandy Brooke; the sides of the home have major drainage ditches that drain the local streets. The rear of the home faces Black river and this river occasionally over runs due to rain storms as you can clearly see the high water line on the wooden fences of this yard.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front door at zero inches and measured throughout the home, there is a - 2 5/8 inch difference noted to the rear of the home in the master bedroom. The master bedroom floor appears to have the most notable slope. There appears to be a crown in the entrance/living room area (middle of home) and the floor slopes in either direction as noted in the attached sketch.

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.

The interior of the home was noted to have the following:

- 1) Front door has a notable gap and not closing properly.
- 2) Wood flooring in the foyer and kitchen area is separating.
- 3) The wainscoting and molding in the dining room corner is separating from each other along with the sheet rock splitting. There is a notable gap between the floor and base board.
- 4) The fire place has a decorative brick wall and it is separating between the brick and wall on both sides at the top and the crown has become detached.
- 5) The rear wall leading to the master bedroom has a major horizontal tear in the sheet rock and the window trim is coming lose.
- 6) Between the kitchen and the living room, the sheet rock ceiling is separating from the wooden beam to the tray ceiling.
- 7) The pantry door, top left is binding and won't shut.
- 8) The cabinet over the refrigerator is shifting and hitting the refrigerator door.
- 9) Between the cabinet over the refrigerator and the door jamb the sheet rock is splitting.
- 10) Side entry door into mud room is allowing water to come in along with outside light.

The exterior of the home was noted to have the following:

- 1) The rear patio siding is coming lose from the trim and this is the same location that item number 5 from above is located.
- 2) The rear concrete patio has several cracks in it and one that extends into the footing a 1/8" wide from the outer footing to the house footing.
- 3) Four of the corner hold downs are exposed on the rear of the homes foundation.
- 4) There is a flower bed in the front of the home near the garage and living room with no drainage.
- 5) The stucco front wall of the home that connects to the brick garage wall has separated.
- 6) There is one crack in the garage foundation that was noted as well.
- 7) The driveway panels were noted to have shifted.

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.

This home being less than a year old with new fill for the foundation pad will continue to settle and cause stressing in the home as it is still in its compacting time frame.

Recommendation:

This home should be shored up to level and be stabilized. All repairs should be made as identified in the above line items. Proper drainage should be installed in the front flower bed as not to cause erosion under the house.

Sincerely,



Brian Mistich, P.E.



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