



Structural Inspection

September 29, 2022

For: Chantal Logston
Regional Director
117 Towne Lake Parkway, suite 300
Woodstock, Ga. 30188

Ref: 436 Nighthawk Dr.
Slidell, La. 70461

Construction:

Two-story, wood frame, brick/vinyl/stucco veneer with a composition shingle roof on a conventional foundation. Constructed in 1991.

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 two story home due to extensive termite damage.

Findings:

Upon inspection, an overall visual inspection of the exterior and interior of the home was conducted.

The wood studs of the front exterior wall of the home have extensive termite damage that also includes the second floor stud walls and the exterior front porch structural members. The right side exterior stud brick wall has lost its ridge cap and has extensive termite damage in the wood studs. The rear stucco/vinyl wood stud wall of the home has extensive termite damage. Both the left side and right side exterior brick walls have expansion joints that have separated and lost its seal. The rear wooden second floor porch structural members have extensive termite damage.

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 extensive termite damage as well on the exterior walls. The left rear bedroom was noted to have extensive termite damage in the wood stud wall, wood roof rafters and wood floor joist.

Conclusion:

This home has extensive termite damage. The termites can be controlled and the home rebuilt.

Recommendation:

The home should be gutted to expose all the wood lumber that has been infested with termites and replaced with new lumber.

Sincerely,

Brian Mistich, P.E.

Pictures attached

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