



Structural Inspection

September 27, 2022

For: Distinctive Real Estate, Inc.
1501 Gause Blvd. Ste. 1
Slidell, La. 70458

Ref: Bayou Mason
4800 Pontchartrain Drive
Slidell. La. 70458

Construction:

Two-story, wood frame, brick/vinyl veneer with a metal roof on a conventional piling foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the building, 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 re-inspection of the referenced apartments. The contractor has removed some of the vinyl siding in the damaged areas that were noted prior.

Findings:

Upon inspection of the right staircase, some of the vinyl has been removed to expose the horizontal wood support that appears not be rotten. The wood columns in that area have rusted/deteriorated supports that have failed and allowed the collapse of the concrete walkways.

The vinyl soffit has been removed in the right hallway leading to the rear of the bldg. It has exposed the rotten plywood supporting the concrete walkway, rotten horizontal supports and rotten floor joist that need to be replaced.

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.

Recommendation:

Items that need to be addressed are as follows:

- 1) Remove the entire vinyl fascia covering the horizontal wood supports on all the upper walkways to detect rotten wood.
- 2) Remove the entire vinyl and wood soffit from under the walkways to detect rotten wood.
- 3) Remove and replace all connectors for the wood columns (ground floor and second floor).
- 4) Remove and replace all horizontal walkway supports that are rotten.
- 5) Remove and replace all floor joists that are rotten.
- 6) Remove and replace all rotten plywood that is supporting the concrete walkways. Install new plywood with lightweight concrete.
- 7) Remove and replace all cracked concrete walkways that have more than 1" separation or jack up back in place.
- 8) Seal all concrete walkways.
- 9) Reinstall all vinyl.

Sincerely,

Brian Mistich, P.E.

Pictures attached

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.