



Structural Inspection

May 15, 2019

For: Nick Van Geffen
504 Poplar Drive
Slidell, La. 70458

Construction:

One-story, wood frame, brick & wood veneer, ceramic & wood flooring with a composition shingle roof on a conventional foundation.

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 conduct a structural inspection of the referenced home due a previous inspection that noted separation in the bricks.

Findings:

An overall visual inspection of the exterior of the home was conducted and several items were noted. The bay window on the right side of the home has separation in the brick veneer next to the window and below where the bricks meet at the bay window but these do not go into the foundation. The brick veneer has separated on the left side of the garage door along the trim. It was also noted that the ground is wet on the left and rear side of the home.

The interior of the home was noted to have a hairline crack in the sheetrock ceiling separating the kitchen from the living room.

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:

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. The brick wall is a veneer only and does not provide any structural support.

Recommendation:

The separation in the brick veneer does 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, but the foundation will expand and contract with the ground movement and any standing water around the foundation.

Sincerely,

Brian Mistich, P.E.

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