



Structural Inspection

May 28, 2019

For: Michaela Hill Williams
1006 E Thomas St.
Hammond, La. 70401

Ref: 524 Brakefield St
Slidell, La.

Construction:

One-story, wood frame, brick veneer, ceramic, finished concrete & 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 to elevation differences noted in the home's foundation.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front foyer/ living room at zero inches and measured throughout the home. It is important to note that all floor height conditions vary due to ceramic height and wood flooring height. See the attached elevation sketch.

An overall visual inspection of the exterior and interior of the home was conducted and several items were noted. There is a hairline crack in the foundation of the interior of the home that runs from the back patio through the breakfast area into the living room and out to the left side of the front door. This crack has since been sealed and painted on the interior.

The crack noted inside the home runs down into the foundation on the exterior and the brick veneer has cracked in that area. Some areas the sheetrock seams have come apart in some areas.

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.

It was also noted that there are tree roots on the left side of the home that appear to be growing under the foundation. The roof of the added on utility room is draining rainwater down on both sides onto the ground and the rainwater is draining under the foundation. Some areas have the natural grade above the foundation.

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.

Recommendation:

The cracks in the foundation and brick veneer do not appear to have compromised the structural integrity of the home. The brick wall is a veneer only and does not provide any structural support. 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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Gutters and down spouts are needed to direct the rainwater away from the foundation and out of the yard.
- 3) Remove all remaining roots from the foundation area.
- 4) Remove any natural grade that is above the foundation and slope away from the home.

Sincerely,

Brian Mistich, P.E.

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