



Structural Inspection

November 23, 2020

For: Brian Breaux
25356 Chef Menteur Hwy
New Orleans, La. 70129

Construction:

Two-story, wood frame, lap siding, ceramic and wood flooring with a composition shingle roof on a raised pilings structure.

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 home due to the insurance company requiring it for hurricane Zeta that hit October 24th. According to the Weather Channel, Zeta socked New Orleans with 90+ mph wind gusts on the evening of Oct. 28. A wind gust to 112 mph was reported at Bayou Bienvenue as the eyewall punched through the New Orleans metro.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the home in the foyer. The slopes range in the house from 0.0" to +2.5" to -1.3" throughout the home as noted in the attached layout.

All the exterior doors are aged specifically the front door and that is where most of the sheet rock damage occurred in front and on both floors of the home. The rear window in the sunroom was noted to have water stains under the window on the molding. The exterior of the home was noted to have some siding and shingles missing. One of the skylights leaked water due to the shingles missing in that area.

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:

The wind as stated from the weather channel passed over this area and after the eye passed the North West wind hit the front of the home causing uplift and horizontal winds on the front porch area and wall causing shifting in the house which in turn caused all the sheet rock damage.

The house appears to be structurally sound. To reduce excessive movement during high winds, cross bracing added to the column supports under the house will add rigidity to the entire structure

Recommendation:

- 1) It is recommended to level the home and secure it properly using current codes.
- 2) Replace torn felt and missing shingles to dry the home in.
- 3) Repair and patch sheetrock and paint to match.
- 4) Add cross bracing.

Sincerely,

Brian Mistich

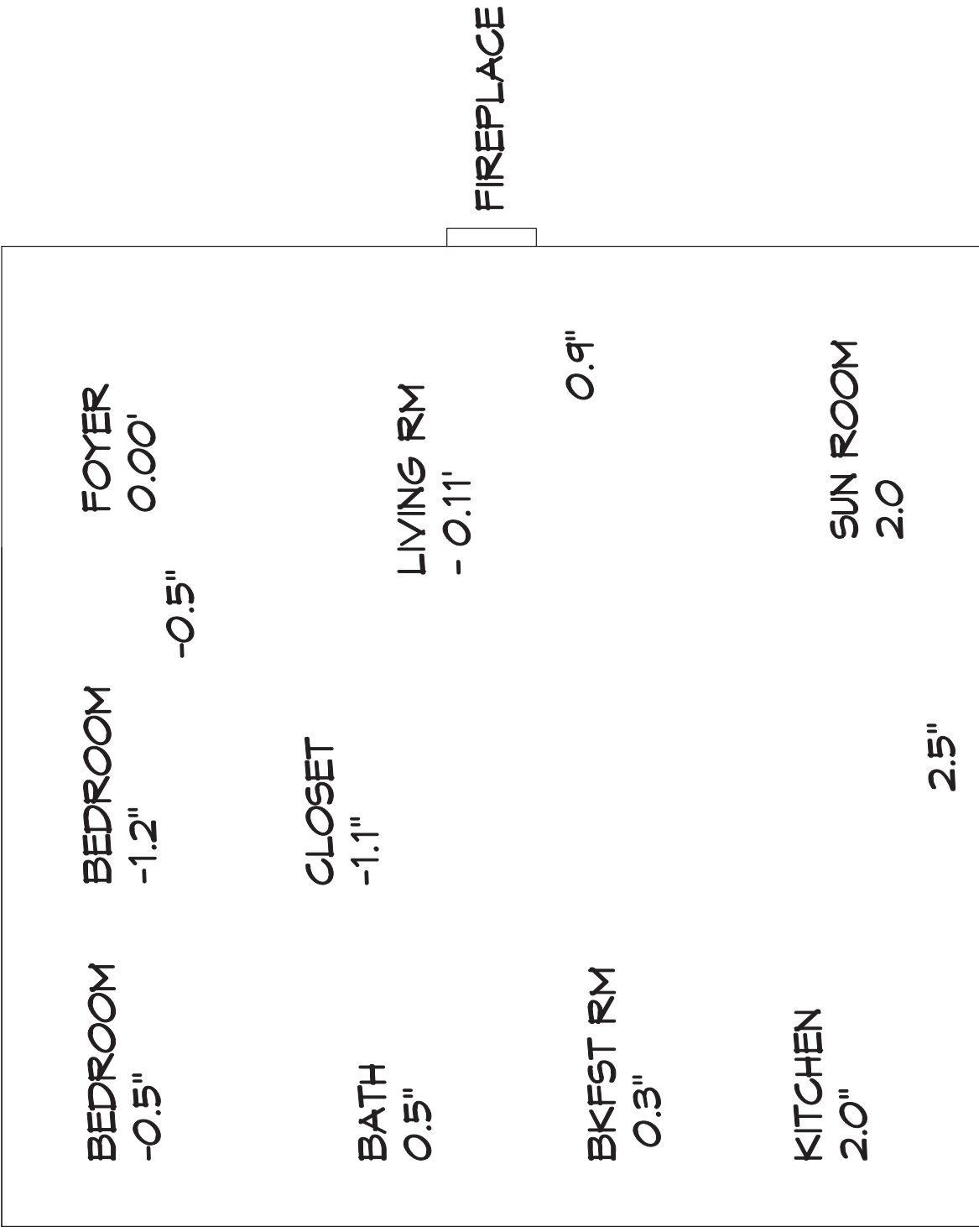
Brian Mistich, P.E.



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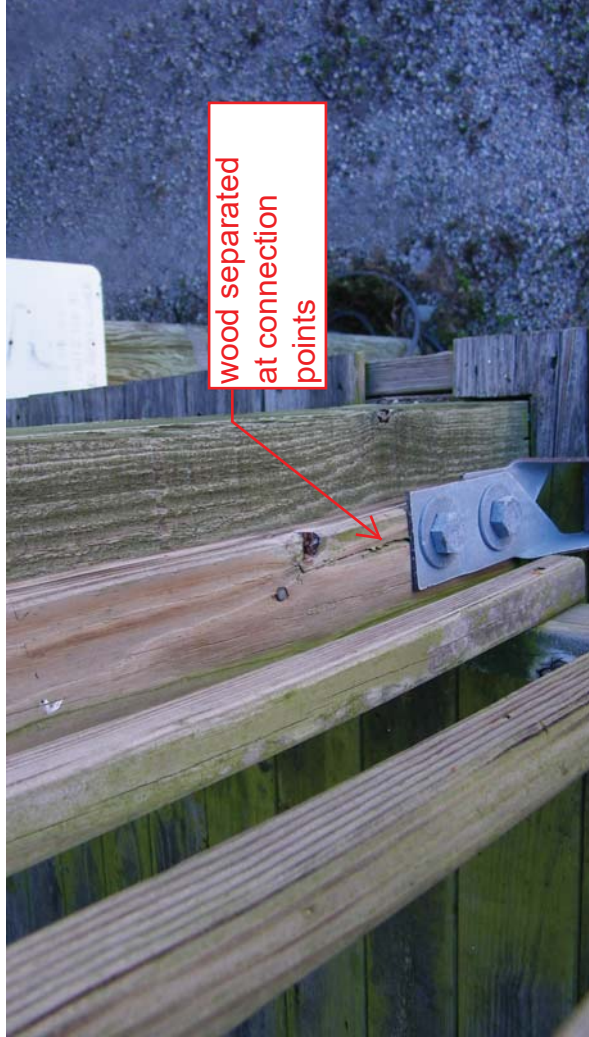




siding separated in front of home



trim shifted from
beam above front
entrance

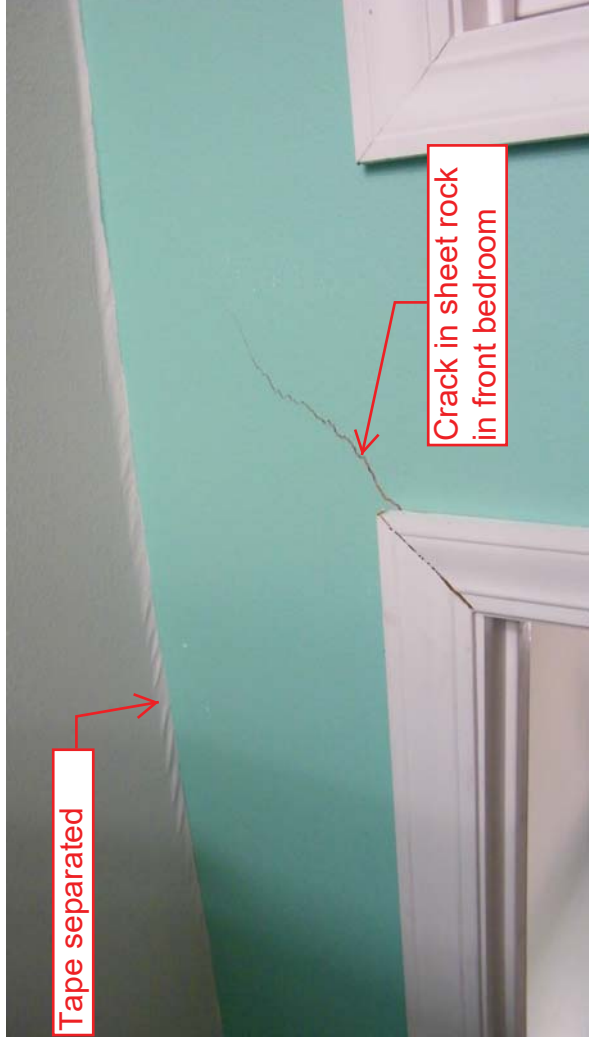




Rear window
leaked



Sheet rock separated in bathroom

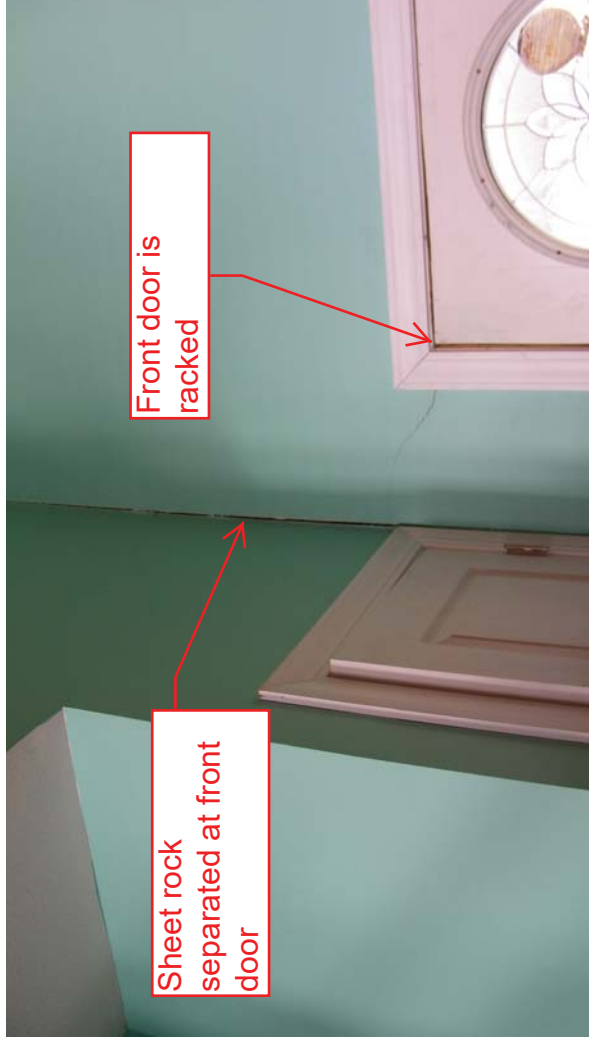


Tape separated

Crack in sheet rock
in front bedroom



Sheet rock
separated above
foyer



Front door is
racked

Sheet rock
separated at front
door



Shingles missing
on roof

Vinyl siding
missing