



## Structural Inspection

November 3, 2022

For: Garry Escoffier  
5312-14 Memphis St.  
New Orleans, La. 70124

### Construction:

Two-story, wood frame, vinyl veneer, plank flooring, Terracotta roof on a CMU pier and beam foundation. Approximately 100 years old.

### Scope:

This inspection is limited to a visual inspection 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 foundation due to a numerous cracks in the ceiling and roof of the home.

### Findings:

Upon inspection of the home, the interior of the home shows multiple signs of stress cracks and water stains in the plaster ceilings and walls on both floors.

The CMU piers were inspected supporting the home and it was noted that the right side, rear exterior of the home has a CMU pier that is cracked and eroding. This side has mold growing on the CMU piers and sidewalks due to rain water runoff from the roof. There are no gutters and down spouts on the sides and rear of the home except the front that are non-functioning.

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:

With the age of the home, no concrete footings or pilings were used to support the CMU's that the house sits on. 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 foundation will expand and contract with the ground movement and any standing water.

Items to be addressed;

- 1) It is recommended to have the home stabilized.
- 2) Install gutters and down spouts to direct water away from and under the home.
- 3) Install fill under the home to keep the area dry.

Sincerely,

*Brian Mistich*

Brian Mistich, P.E.



See attachment

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