



Structural Inspection

November 16, 2016

For: Glenda Rushe
720 Robert Blvd.
Slidell, La. 70458

Ref: 550 Pontchartrain Blvd.
Slidell, La. 70458

Construction:

Two-story, wood frame, brick veneer, with a composition shingle roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the building, including the attic of the building. 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 referenced building due to a previous fire in the attic. This building is approximately 40 years of age.

Findings:

An overall visual inspection of the interior and exterior of the building was conducted. This building has evidence of a previous fire in the attic space over the lobby area.

Two cracks in the exterior brick veneer at the rear of the building run from the ground level to the corners of the exterior windows. One crack in the brick veneer runs from the ground level to top of the wall and one crack below the teller window runs from the concrete up to the bottom of the teller window. The perimeter of the building has brick below the natural grade of property therefore the concrete foundation could not be seen without excavation. Most of the weep holes in the brick at the base have been covered with landscaping.

The interior of the building has a drop ceiling with insulation above the ceiling tiles.

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.

The roof is a gable roof supported at the exterior walls. Multiple rafters and web supporting members show signs of charring from a fire directly over the lobby area. All rafters, web supporting members and ceiling joist over the lobby area have been painted with a silver paint to seal the wood.

There was no evidence of any rafters, web supporting members or ceiling joists showing any signs of being stressed. Some of the paint no longer existing at some of the charred spots on the wood; however the wood fibers around these spots show no signs of fatigue with signs of cracks in the paint.

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 silver paint used to seal the wood in the attic provides a means to reduce/eliminate odors from the char and smoke on the wood members. Char that forms on the surface of wood structural members is lightweight and brittle, it has little tensile, compressive or shear strength. Movement of any of the structural members would inevitably show signs of missing areas of char and cracks in the paint where the stress(s) would have occurred.

Recommendation:

The cracks in the brick veneer do not appear to have compromised the structural integrity of the building. The wood frame construction that has been exposed to a fire appears to have been properly repaired/treated. It is my opinion that the structural integrity of this building is currently sound.

Items to be addressed are as follows:

1. The cracks in the brick veneer should be sealed.
2. The landscaping around the perimeter of the building should be corrected to expose the top of the foundation allowing water that forms behind the brick veneer to drain out through the weep holes.

Sincerely,



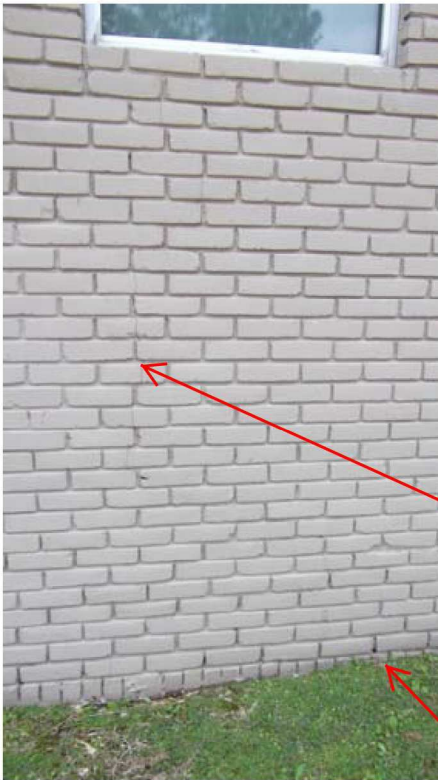
Brian Mistich, P.E.



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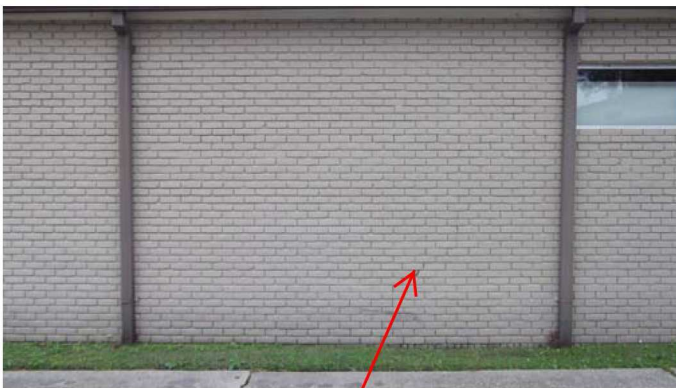
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Crack in brick veneer.

Crack in brick veneer.

Weep holes covered by landscaping.



Crack in brick veneer.



Crack in brick veneer.



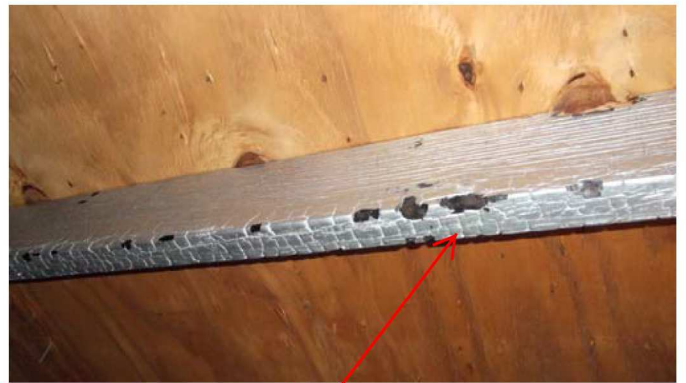
Roof framing members that have been painted.



Roof framing members that have been painted.



Roof framing member that has been painted.



Roof framing member that has been painted.



Apparent location of previous fire.