



Structural Inspection

November 27, 2018

For: Joel J. Bruno
120 Village Street
Slidell La. 70458

Ref: 61004 Timber Bend Dr.
Lacombe, La.

Construction:

Two-story, wood frame, wood veneer, ceramic and carpet flooring with a metal roof on a CMU pier and beam foundation. The home is approximately 28 years old.

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 referenced home due floors being uneven.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front door at zero inches and measured throughout the home, there is a -1.8 inch difference noted in the kitchen of the home. It is important to note that all floor height conditions are within acceptable tolerances. The center of the home appears to have the most notable slope.

The interior of the home was noted to have some cracks in the ceramic flooring but none where noted in the sheet rock walls. An overall visual inspection of the exterior of the home was conducted and no items were noted.

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.

Recommendation:

It is my opinion that the structural integrity of this home is currently sound, but the CMU pier and beam foundation will expand and contract with the ground movement and any standing water. The home can be leveled if desired. The yard should always be graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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