



## Structural Inspection

June 29, 2016

For: Gardner Realtors  
1300 Gause Blvd Ste. C-2  
Slidell Louisiana 70458  
The Puckett Team

Ref: 65136 Calhoun St.  
Pearl River La.  
70452

### Construction:

Single-story, wood frame, vinyl siding, ceramic and wood flooring with a composition shingle roof on a pier and beam foundation.

### Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior foundation of the residence. 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 to a home inspection report that noted some elevation differences throughout the raised home.

### Findings:

An overall visual inspection of the exterior and interior of the home was conducted.

The interior walls of the home were inspected also and no cracks were visibly noted in the sheetrock at the time of inspection. Although some cracking is ok and is due to expansion and contraction of the home.

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 plus two point six inch difference noted to the left side of the home as well as many different elevations as noted on the attached plan.

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 first bedroom to the right you can noticeable see a crown in the floor. Upon further inspection of the exterior you can visible see that there is a huge root going under the home in that area and also one in the kitchen area. This root system will cause the floor to have different elevations as it grows.

It is important to note that all floor height conditions are within acceptable tolerances.

There are two attic access points, one in the kitchen and one in the hall bathroom. They both have limited access due to the low roof lines and no way to crawl through them. The attic was inspected from each access point only, no broken roof rafters or ceiling joist was noted at the time of inspection.

Conclusion:

It is important to note that all house 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.

It is my opinion that the structural integrity of this residence is currently sound.

Recommendation:

It is recommended that the tree roots be removed from under the home. It is also recommended to add fill underneath the home to keep water from accumulating.

Sincerely,

Brian Mistich, P.E.



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