



Structural Inspection

November 23, 2020

For: Heather M. Laughlin
Century 21 Action Reality
4736 West Napoleon Ave, Suite 100
Metairie, La. 70001

Ref: 6627 W Laverne St.
New Orleans, La. 70126

Construction:

One-story, wood frame, brick and vinyl veneer, ceramic flooring with a composition shingle roof on a conventional foundation.

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 to termites noted.

Findings:

An overall visual inspection of the exterior of the home was conducted and a few items were noted. The rear entrance door is not latching properly due to rotten framing wood, termite infestation and water intrusion due to improper roof drainage. The exterior windows lower framing are rotten and allowing water to intrude into the home where there is no overhang.

The interior of the home was noted to have severally damaged walls and ceilings in many of the rooms. Where these damages occur it is noted to have major termite infestation. Evidentially this home was in a fire at one time due the roof rafters being painted white. Some of the interior walls that fall on the exterior of the home have termite damage all the way to the exterior sheathing.

It was also noted that some areas of the foundation are not level; this is typical for this 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:

Due to the fact that this home has been neglected over the years has allowed water infiltration through the roof and exterior walls, the termites have damaged a major part of the integral structural framing. Upon entering the home the smell of mold and mildew is prevalent and that is a sign of termite infestation.

This home is more than 50% structurally damaged. It is recommended this home be totally demolished as the structural integrity has been compromised.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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