



Structural Inspection

April 03, 2018

For: Collen C. Lester
76 Northam CT
Slidell, La. 70458

Ref: 682 Dale Drive
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic and wood flooring with a composition shingle roof on a conventional foundation. Home is approximately 47 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 perform a structural inspection of the referenced home due to a home inspection that noted cracks in the brick veneer.

Findings:

An overall visual inspection of the exterior of the home was conducted and few items were noted. There are a few of hairline cracks in the brick veneer and mortar on the right, rear and left side of the home. The crack in the rear behind the A/C does protrude into the foundation but appears to get smaller as it goes down. A couple of the corners of the foundation are missing and this is normal for when the form boards are removed during construction. The interior of the home has several hairline cracks in the sheetrock ceilings and walls noted in different rooms.

It was also noted that there are no gutters or down spouts on the home. The rear yard appears to be level and does not allow rain water to flow to the street to keep the foundation dry.

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:

The cracks in the brick veneer do not appear to have compromised the structural integrity of the home. It is my opinion that the structural integrity of this home is currently sound, but the foundation will expand and contract with the ground movement and any standing water.

Items to be addressed are as follows:

- 1) Add gutters and down spouts to carry the rain water to the street
- 2) The yard should be re-graded to allow for proper drainage of rainwater away from the foundation.
- 3) Seal cracks in the brick veneer, mortar with a non-shrinking grout, to prevent insects from entering the home.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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