



## Structural Inspection

October 10, 2016

For: Troy Green  
69335 Blueberry Loop  
Pearl River La.

### Construction:

One-story, wood frame, brick and vinyl veneer, ceramic and carpet 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 Mr. Green's concerns of the added on two car garage.

### Findings:

The home is approximately 30 years of age. The prior owner has added an enclosed two car garage which consists of 2x4 wood studs with a wood joist roof on top of the existing concrete parking area. It was closed in with a brick veneer construction. At some point the existing concrete pad was topped with additional concrete to keep the garage from getting rain water blown inside.

It was noted during the inspection that the left side of the garage brick façade, closer to the end wall was noted to be loose and does not appear to be attached properly to the exterior wall. It was also noted that there is one hair line crack in this wall near the window. It was also noted that the natural grade slopes toward the rear of the home and some subsurface drainage has been added to eliminate standing water along the foundation.

An overall visual inspection of the interior and exterior of the home was conducted and nothing else was noted from other than what is mentioned above.

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 loose and cracked brick veneer does not appear to have compromised the structural integrity of the closed in garage. 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) Remove and reinstall the brick veneer or add vinyl siding on the garage addition.
- 2) The yard should also be re-graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,



Brian Mistich, P.E.



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