



Structural Inspection

November 16, 2016

For: Daniel Billson & Mary K Billson
720 East 1st Ave
Covington, La. 70433

Ref: 73290 Plantation St.
Covington, La. 70435

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 the purchaser noting some elevation differences in the foundation. This home is approximately 30 years of age and has been added onto several times throughout.

Findings:

An overall visual inspection of the interior and exterior of the home was conducted and several items were noted. This home was added onto several times and has different floor elevations throughout some being concrete and some wood.

There is a small hairline crack on the right side of the home under the bedroom window that runs from the window sill down into the foundation. In the rear of the home a bay window was added onto the existing home at one time and there is a hairline crack where the bay window is attached to the home. There are four or five cracks in the homes brick veneer that do not show up in the foundation.

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 interior of the home has some hairline cracks in the sheetrock walls where the bay window was added in the rear of the home. This area also has an approximately three inch dip in the floor that slopes towards this bay window.

There are no gutters and down spouts on this home. It was noted that the dirt is higher than the foundation expect near the front entrance.

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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings or other means of leveling the home.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 2) Gutters, down spouts and subsurface drainage should be added.
- 3) 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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