



Structural Inspection

October 12, 2021

For: Kelly F Bernard
Twin Oaks Apartments
756 Gause Blvd.
Slidell, La. 70458

Construction:

Two-story, wood frame, brick veneer with a metal roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the building, 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 two story apartments due to some cracks noted in the brick veneer and foundation.

Findings:

Upon inspection, an overall visual inspection of the exterior of the apartments was conducted and several items were noted.

There are several cracks in the brick veneer exterior walls of the apartments under the bedroom windows that run from the window sills down to the foundation and into the foundation (not visible below natural grade). There are other cracks in the brick veneer of the hallways that encapsulate the apartment's courtyard.

It was noted; at one time there was proper drainage for the apartment building, with gutters and downspouts tied into subsurface drainage. The gutters and downspouts have since been removed with the subsurface drainage still there but clogged with debris.

It was also noted in the rear of the apartment building that the rainwater off the roof is being trapped by the parking lot curb and being allowed to drain under 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.

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 building. It is my opinion that the structural integrity of the building are currently sound, but the foundation will expand and contract with the ground movement and any standing water around the foundation. It is only recommended when there is more than a 3" elevation difference (tripping hazard) to have the foundation stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Seal the cracks in the brick veneer and foundation with a non-shrinking grout or re point the bricks, to prevent insects from entering the apartments.
- 2) Gutters and down spouts tied into subsurface drainage are needed to direct the rainwater away from the foundation.
- 3) The yard should be re-graded to allow for proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



Pictures attached

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