



## Structural Inspection

05-04-2022

Mimi Mckee  
207 S Holly St.  
Hammond, La 70403

### Construction:

One-story, wood frame, composition shingle roof on a CMU pier and beam foundation. Carpet and wood flooring.

### Scope:

This inspection is limited to a visual inspection of the interior 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 home due to damage from Hurricane Ida on 08-29-2021 that pasted through the City of Hammond as a category two storm, when it blew through and received 15.46" of rain per the National Weather Service.

### Findings:

Upon a visual inspection of the exterior of the home, it was noted that a new roof was required. Three cypress trees in front of the home are lying down to the northwest. The rear of the home has busted out windows in the enclosed porch from a tree branch that fell onto it. Many gutters and down spouts are missing. Some of the wood roof supports in the rear of the home are lose from the fascia board.

A zip level was used inside the home to verify the floor height conditions throughout. The level was set up at the front of home in the foyer. As per the attached sketch it shows that the home slopes from the rear of the home +1.8" to the front of the home of 0.0".

A visual inspection in the interior of the home noted plaster cracks in the front bedroom closets, living area, bathroom and kitchen walls and ceilings. It was also noted to have water stains in the ceilings in these areas as well.

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.

It appears that the front of the home settled from saturation of the earth. It also explains how the cypress trees are lying on their side from the earth being saturated in front of the home. With the wind and rain hitting the house it has caused it to wrack back and forth therefore causing plaster damage.

Recommendation:

It is recommended to have the home leveled prior to any repairs.

Items to be addressed are as follows:

- 1) Stabilize and level the CMU piers.
- 2) Replace broken windows.
- 3) Install all gutters and down spouts to direct rain water away from the home.
- 4) Repair plaster.
- 5) Paint all affected areas.

Sincerely,

Brian Mistich, P.E.

See the attached

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