



Structural Inspection

06-20-2022

Jason & Rebecca Massa
61173 N. 15th St.
Lacombe, La. 70445

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 large oak trees that fell on the roof of the home during hurricane Ida on 08-29-2021.

Findings:

Upon inspection of the home, two large oak trees had fallen on the front of the home causing severe structural damage to the roof, roof decking, roof rafters, ceiling joist and sheet rock in the master bedroom area and pulled the main electrical feed off the house. The open porch on the front of the home and side porch has several broken railings, steps and decking and is no longer level and not safe to walk on.

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 is not level on its CMU piers.

The interior of the home shows signs of damage from the force of the tree falling on the home. All the floors are uneven; the doors into the bedrooms are loose from the door jambs. Master bedroom sliding glass door onto the porch leans outward and is not level for proper operation. The master bedroom closet ceiling has a hole in it and mold growing. Several areas throughout the home have cracks in the sheetrock walls and ceilings along with water stains.

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:

Due to the force of the impact from the trees falling on it, it has created severe damage to the structure of the home.

Recommendation:

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

Items to be addressed are as follows:

- 1) Stabilize and level CMU piers throughout home
- 2) Replace top plates in the damaged area
- 3) Replace cracked ceiling joist in the damaged area
- 4) Replace roof rafters in the damaged area
- 5) Replace roof decking in the damaged area
- 6) Replace asphalt shingles throughout entire roof
- 7) Replace air-conditioned ductwork in the damaged area
- 8) Replace insulation in the damaged area
- 9) Replace sheetrock in the master bathroom closet ceiling
- 10) Repair sheetrock cracks throughout home
- 11) Replace damaged flooring
- 12) Paint all affected areas

Sincerely,

Brian Mistich

Brian Mistich, P.E.

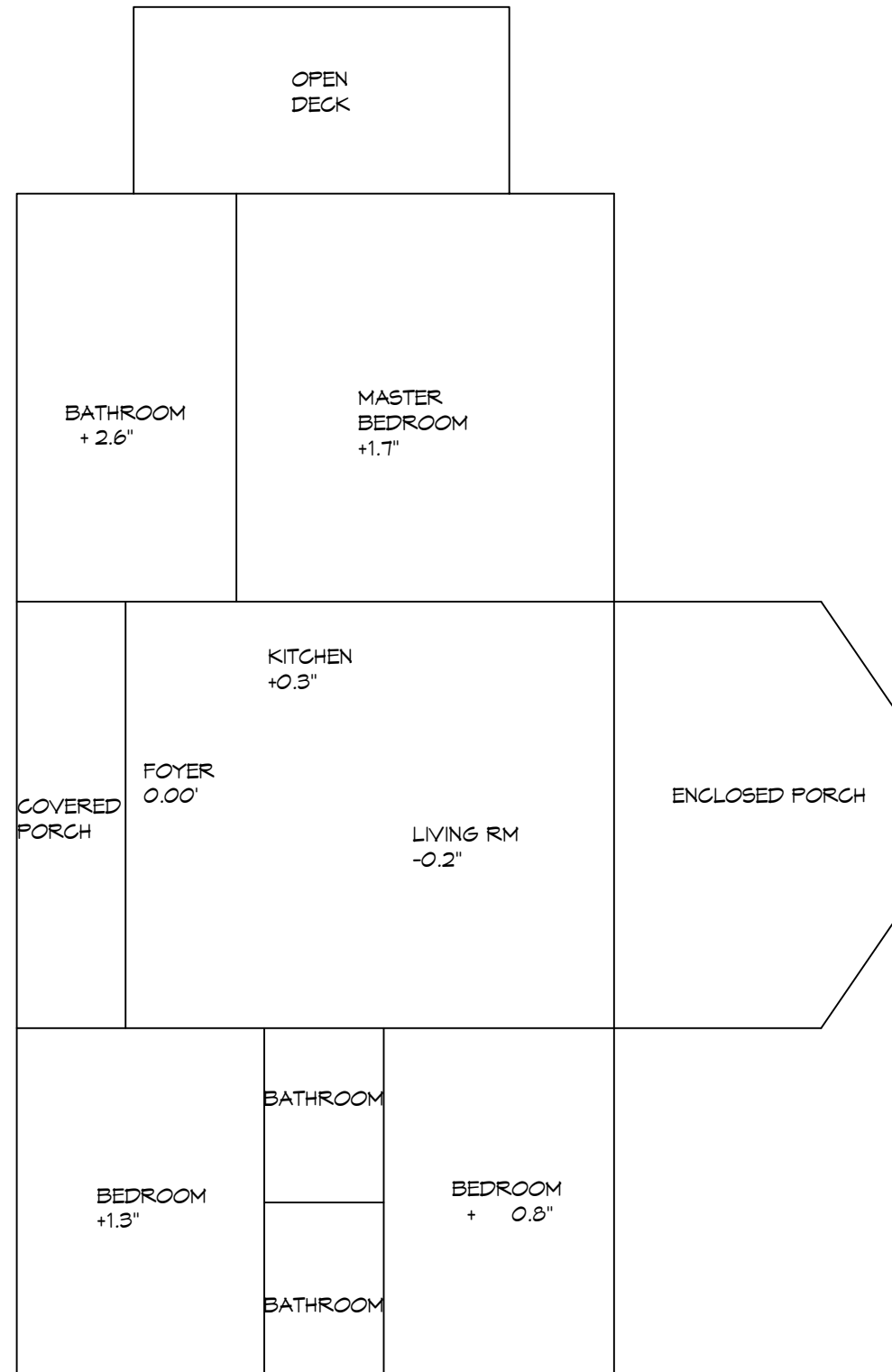


See the attached

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MB closet, hole in ceiling to outside.





Door busted off of hinge

CMU pier not level



Damaged roof line

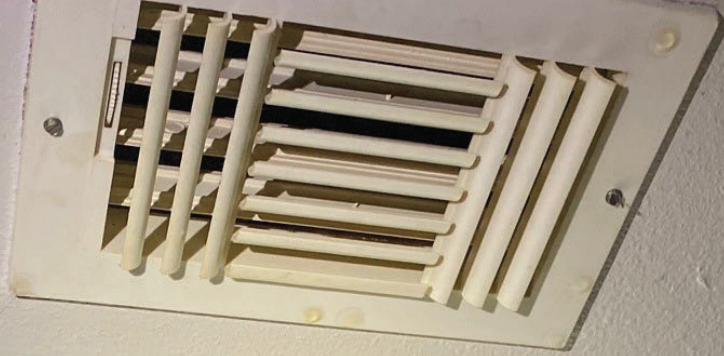


Damaged roof line

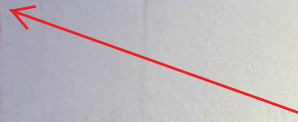




Water stains and mold growth



MB water stains on wall





Power line to home
damaged from tree