



**DAMMON**  
ENGINEERING INC.  
Architects & Engineers  
554 Old Spanish Trail Slidell, LA 70458 985-649-5832

# Invoice

Date	Invoice #
7/21/2015	6680

Ship To	
Mr. Ben Galloway Slidell Memorial Hospital 1001 Gause Blvd. Slidell, LA 70458	
RE:	1001 Florida Ave

Description	Qty	Rate	Amount
Structural Inspection & Report for 1001 Florida Ave.		1,200.00	1,200.00
Thank you for allowing us to be of service!		Total	\$1,200.00



## Structural Inspection

July 20, 2015

For: Slidell Memorial Hospital  
Mr. Ben Galloway  
Director of Facilities  
1001 Gause Blvd.  
Slidell, La. 70458

Ref: 1001 Florida Ave.  
Slidell, LA 70458

### Construction:

Single-story, wood frame, brick veneer, flat roof on a conventional drop brick foundation.

### Scope:

This inspection is limited to a visual inspection of the shell of the building, including the interior and exterior foundation of the building. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

### History:

Ben Galloway with Slidell Memorial contacted Dammon Engineering requesting a structural inspection of the referenced building for the purpose of purchasing the property. This building is approximately 50 years of age. The building is on a conventional drop brick foundation with a terrazzo finish. The exterior walls are brick; the interior walls are wood stud. The roof is a flat roof system supported on bar joist.

### Findings:

Cracked bricks were noted on the right front corner of the exterior brick wall of the building. Missing mortar was noted on the brick parapet wall (adjoins this corner). Gutters and down spouts are installed on the building, but are clogged and damaged in several areas and do not drain properly. The roof is a Bituminous-type roof system. Damage was noted in several areas of the roof. Patches and repair-work were also noted to have been applied over the years in several areas of the roof. There are a number of trees with extensive root systems around the front perimeter of 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.

There were several hairline cracks noted throughout the terrazzo flooring of the building.

The building has a drop ceiling. Several ceiling tiles throughout the building are damaged due to water leaks from the damaged roof system.

Two split type air conditioning systems are installed for the building, only one is operational. The condenser appears to have failed on the right side of the building and is not cooling. With the building not being conditioned and having several water leaks in the roof system, mold is growing on furniture.

The electrical service is 400 amps. Some of the panels are missing blank covers on them. One light fixture in the storage room of the x-ray room sparks when the light switch is turned on, creating a fire hazard. It is also apparent that some of the plumbing fixtures are not working properly.

Analysis:

There are several circumstances adversely affecting the building's foundation. The down spouts are not functioning properly to shed water away from the building foundation. The lack of proper drainage is allowing water runoff to collect under the building foundation. This water will cause settlement of the foundation and could lead to additional cracking in the terrazzo flooring.

It should also be noted that the roof is in need of replacement. The electrical system is dated and should be brought up to current codes. The A/C condenser should be serviced and/or replaced.

Conclusion:

Building foundations all 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 is my opinion that the structural integrity of this building is currently sound. However, the foundation will shift slightly with any ground movement and may experience adverse settlement if standing water continues to pool under the foundation.

Additionally, any tree or shrub with a root system that approaches the building should be removed to prevent foundation damage. Once the roof is replaced and new gutters and down spouts are installed they should be tied into a subsurface drainage and routed to the parking area away from the foundation.

Sincerely,



Brian A Mistich P.E.  
La License No. 30187



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