



Inspection

March 15, 2016

For: Robert Workman, PG
Senior Geologist
CRB Geological & Environmental Services, Inc.
5000 Old Buncombe Road, Suite 21
Grenville, SC 29617

Re: 2274 PetSmart
Fremaux Town Center
Slidell, LA

Construction:

Single-story, structural steel building on a conventional foundation. The building is approximately less than 1 year old.

Scope:

This inspection is limited to a visual inspection of the client's areas of concern - mainly the front CMU block wall in the offices and the HVAC for this area of the building area.

History:

Mr. Robert Workman of CRB, contacted Dammon Engineering to request an inspection of the building after the manager noticed several areas of mold in the front walls and drop ceiling of offices in different locations throughout the building.

Findings:

It was noted that a section of sheet rock in the front office wall had been removed due to excessive mold growth. The removal of sheetrock exposed the front block wall and insulation. This area was secured with a plastic wrap screen.

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.

This office has a supply air and return grille in the drop ceiling. The main entrance of the building also has a drop ceiling with supply and return air. The ceiling tiles in this area were noted to have mold growth as well. These areas of concern are noted to have a single 6 ton roof top unit and no Humiditrol sensor, as per the RTU schedule on sheet M1.0.

The Vet/Banfield in the rear of the building was also noted to have mold on the ceiling tiles. No Humiditrol control was called for on the RTU schedule.

After talking with the manager, she stated that all the floors are "sweating." The "sweating" is reportedly present only during the morning time and dries up as the day goes on.

In reviewing the RTU schedule there are only two areas that are on the schedule for Humiditrol, one for the salon and one for the bathing area.

An inspection of the roof was performed looking for obvious roof leaks. None were noted.

Conclusion:

There is no positive air forced into the main entrance area which would help keep the humidity in check. The addition of positive forced air into this area would help to control the humidity levels at the entrance of the store. Furthermore, in this entrance area the ductwork appears to be possibly sweating due to improper insulation coverage on the supply ducts.

It would also be wise to install the Humiditrol on all the units since this store is experiencing high levels of humidity.

Once these improvements are complete, all the units should be air-balanced to make sure they are performing at maximum capacity.

It is also recommended that the AHU's be left on over night to help with humidity control.

In reference to the wall with mold, it appears that cold air from the vent blows directly on the wall in this area; this cooling of the wall can cause sweating much as the floors do when the air units are turned off during the night hours. The combination of direct cold air from the vent and humidity build up in the evening hours is the possible culprit resulting in mould growth. Running the air handlers at night and deflecting the air from the vent away from the wall should alleviate the mold growth.

Sincerely,



Brian A Mistich, P.E.



This inspection is limited to the apparent visual conditions of the structural components of the 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.



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.



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.



DAMMON ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70458

Invoice

Date	Invoice #
3/15/2016	6782

Ship To

Robert Workman, PG
CRB Geological & Environmentalist Service
5000 Old Buncombe Road, Suite 21
Greenville, SC 29617

RE:

PetSmart/Fremaux Center

Description	Qty	Rate	Amount
Inspection & Report for PetSmart at Fremaux Town Center (Evaluation of Humidity Problem)		1,200.00	1,200.00
Thank you for allowing us to be of service!		Total	\$1,200.00

Phone # 985-649-5832

Fax # 985-641-5950

cindoug@bellsouth.net

dammonengineering.com