



Structural Inspection

February 13, 2025

Anthony Herbert
6160 2nd Street
Bay St. Louis, Ms. 39520

Construction:

Raised one-story wood frame home, on wood columns with a metal roof.

Scope:

This inspection is limited to a visual inspection of the 21 wood columns supporting the home; No inspection of the mechanical, plumbing 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 perform a structural inspection of the referenced home due to the concerns of damaged wood columns supporting the home.

Findings:

An overall visual inspection was conducted of the 21 8"x 8" wood columns. All of the wood columns have rotten basses at the bottom near the concrete foundation. Some have more damage than others. The signs of damage are noted by the color of the wood. A hammer was used to tap on the columns and listen for the sound of solidness and hollowness. All of these columns have a hollowness sound near the bottom of the column.

Conclusion:

It is our opinion that all of the wood columns should be replaced or repaired with the same size wood column.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



See attached Photos

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.



Rotten Wood



Rotten column at base



Rotten column at
base

Rotten column

