



Structural Inspection

September 18, 2025

BMD Enterprises, LLC
1926 Corporate Square Dr Ste C
Slidell, La. 70458

Ref: 111 Cornerstone Dr.
Unit #1A
Slidell, La. 70461

Construction:

One-story, wood frame, brick and vinyl veneer, ceramic and laminate flooring, with a composition shingle roof on a conventional foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the home, including the interior and exterior foundation 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 referenced home due to hairline cracks in the ceramic flooring.

Findings:

Upon an interior inspection, the ceramic flooring in the kitchen area was noted to have a hairline crack that ran from the breakfast area into the kitchen area near the base cabinets. A hairline crack was also noted in the ceramic flooring near the front entrance. One horizontal crack in the sheetrock was noted above the front entrance door. No other cracks in the sheetrock were noted in the interior at this time.

The garage area has multiple tape seams coming loose and is normal due to it not being a conditioned area.

The exterior of the home was noted not to have gutters and down spouts on the home itself. The rear of the home has a covered patio outside the breakfast area and does have a gutter and down spouts that sheet flow onto the ground surface for drainage. This will cause foundation expansion and contraction.

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.

Recommendation:

It is our opinion that the structural integrity of this home is currently sound, but the foundation will expand and contract with the ground movement and any standing water. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

It is recommended to address the items below.

Items to be addressed are as follows:

- 1) Add gutters and down spouts around the home with subsurface drainage and tie into central drainage.
- 2) Remove any trees and roots within 10 feet the home.
- 3) Remove and replace the cracked ceramic tiles and install new tiles with a flexible tile adhesive.
- 4) Repair crack in sheetrock above the front entrance door and paint to match.
- 5) Repair tape seams in garage area and paint to match.

Sincerely,

Brian Mistich, P.E.

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