



Structural Inspection

February 04, 2025

Gwen Michon
Realtor Property Manager
Century 21 Investment Realty
2160 E. Gause Blvd Ste 100
Slidell, La. 70461

RE:
204 Chubasco Lane
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, wood flooring, with a composition shingle roof on a post tension pile supported 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 the foundation being exposed.

Findings:

Upon inspection, the ground has settled significantly around the exterior of the foundation exposing the concrete footing. Along with it, the downspouts have created some ruts exposing the wood pilings in some areas. It was noted in some areas of the concrete foundation that the post tension end cables are exposed. Some corners of concrete foundation have cracked.

An overall inspection of the exterior brick veneer was conducted and no cracks were noted. An overall visual inspection of the interior of the home was conducted and no cracks were noted in the sheetrock walls or ceilings.

All gutters and down spouts are in place.

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:

The concrete foundation of the home is pile supported and no settling was noted during this inspection. It is our opinion that the structural integrity of this home is currently sound. The corners of foundation that were noted to have cracked are normal, this happens when the form boards are removed.

It is recommended to address the items below.

Items to be addressed are as follows:

- 1) Seal the cracks and exposed end cables in the concrete and foundation with a non-shrinking grout, to prevent insects from entering the home.
- 2) Add fill up to 8" below the brick ledge all around the exterior of the concrete foundation at 45 degrees off the foundation.
- 3) Install new sod on new fill.
- 4) Add extensions to the downspouts needed to allow for proper drainage of rainwater away from the concrete foundation.

See attachments;

Pictures

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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.