



Structural Inspection

June 11, 2026

McMath Construction
1125 N Causeway Blvd,
Suite 2
Mandeville, La. 70471

Ref: 2051 Fords Creek Road
Poplarville, MS 39470
Jenkins, Mississippi House

Construction:

One-story, wood frame, brick veneer, laminate flooring, with a composition shingle roof on a concrete 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 a bulge in the enclosed garage foundation.

Findings:

An overall visual inspection of the exterior of the home was conducted. The exterior brick of the home does not show any signs of cracking. No gutters or downspouts are on the home. It was noted that the land slopes back toward the home in all directions and does not allow for proper drainage away from the home. It was also noted that there are many cypress tree knees around the home that extend under the foundation.

A visual inspection of the interior of the enclosed garage was conducted. The enclosed area has a significant hump in the middle of the concrete floor approximately 5" high and several cracks that extend outward to the edge of the foundation. The ceiling appeared to have

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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.

previous repairs above this area. Some cracks were noted around the top of the personal exterior door.

Conclusion:

It is important to note that all foundations settle and crack. 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 to have the damaged concrete removed and replaced prior to installing new flooring.

Items to be addressed are as follows:

- 1) Remove the damaged concrete and replace with similar materials.
- 2) Add gutters and downspouts and tie into subsurface drainage that are needed to allow for proper drainage of rainwater away from the foundation.
- 3) Or add french drains.
- 4) Slope the ground away from the home to keep the foundation dry.
- 5) Remove all tree roots from around the home.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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