



Structural Inspection

April 23, 2024

Torben Knudsen
52 Mistletoe Drive
Covington, La. 70433

Construction:

Two-story, wood frame, brick veneer, wood and ceramic flooring, with a composition shingle roof on a piling/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 prior to purchasing it.

Findings:

Upon inspection, the outdoor kitchen fireplace was noted to have a horizontal crack in the mortar. This crack is at the same elevation as the flashing around the chimney.

The retaining wall in front of the home left side was noted to have water seepage at the top of the wall. The mortar has a hairline crack.

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.

It is recommended to address the items below.

Items to be addressed are as follows:

- 1) Seal the horizontal mortar crack in the outdoor fireplace with a non-shrinking grout, to prevent insects from entering.
- 2) Seal the hairline crack in the front retaining wall.

See attached pictures

Sincerely,

Brian Mistich, P.E.

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