



Structural Inspection

April 21, 2026

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1352 Ninth St.
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, ceramic/wood 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 cracks in the exterior brick.

Findings:

An overall visual inspection of the exterior of the home was conducted. The brick on the left side of the home rear exterior wall around the window has a crack in the mortar that runs from the window sill down approximately 24" long. Left side middle bedroom below the window, one brick has a hairline crack and continues with a mortar crack that runs vertically from the foundation up 14" long. Also, this side of the home was noted to have mortar missing around the faucet area. The front of the home near the front door entrance on the top right, the brick mortar has cracked. The front dining room window has a crack in the mortar below the window down approximately 8" long.

A visual inspection of the interior of the home was conducted. No signs of stress noted in the sheet rock walls or flooring.

No gutters or downspouts are on the home itself, only on the rear covered patio that drains into the yard.

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.

Items to be addressed are as follows:

- 1) Add gutters and downspouts around the home and tie into subsurface drainage to allow for proper drainage of rainwater away from the foundation.
- 2) Slope the ground away from the home to keep the foundation dry.
- 3) Seal the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 4) Remove all trees from around the home within ten feet.

See attachments;
Pictures

Sincerely,

Brian Mistich, P.E.

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