



Structural Inspection

April 9, 2026

Stephen Torres
1407 Albert St.
Mandeville, La. 70448

Construction:

One-story, wood frame, brick/Vinyl veneer, ceramic tile 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 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 above referenced home due to vehicle damage on March 28th 2026.

Findings:

A vehicle struck the right side of the homes hall bathroom and rear bedroom exterior wall. The force caused severe damage to the structural components in that area.

The hall bathroom tub shows sign of movement in the grouted tiles, sheet rock damage above the frosted window and the crown molding separating from the wall. The ceramic tile floor has cracks in the tile near the toilet leading to the doorway.

The rear bedroom wall was knocked out of alignment and some wood studs destroyed. The bottom plate was pushed in and destroyed. The electrical wiring in that room was also damaged. The two rear sheet rock walls are destroyed along with the moldings. The closet walls have also shifted cracking the sheet rock and damaging all of the molding on the exterior wall.

The living room rear wall crown molding has shifted and created gaps where the molding attaches to the sheet rock.

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 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.

An overall visual inspection of the exterior of home was conducted. The impact destroyed the vinyl siding and OSB siding. The hose bib and downspout was knocked off. The impact damaged the roof system as well in this area causing the roof rafters and fascia to be adjoined as noted from the attic. The impact caused the rear wall to push out and hit the rear corner patio wood column support and twisted it.

Recommendation:

It is our opinion that in order for this area to be habitable all the items noted in this report need to be addressed.

Items to be addressed are as follows:

- 1) Replace all damaged wood studs and bottom plates in the bedroom area.
- 2) Reattach all adjoined roof rafters in attic and install new wood fascia boards.
- 3) Replace all electrical wiring damaged from the impact in this area.
- 4) Replace hose bib.
- 5) Replace all the damaged OSB and install tyvek.
- 6) Replace all damaged vinyl siding.
- 7) Replace the down spout and check functionality of the subsurface drainage.
- 8) Install new insulation.
- 9) Replace all damaged sheet rock in hall bathroom and bedroom.
- 10) Replace all damaged moldings in the hall bathroom, rear bedroom and rear living room wall.
- 11) Paint to match.
- 12) Replace damaged porch column.

See attachments;

Pictures

Sincerely,

Brian Mistich, P.E.

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