



Structural Inspection

May 12, 2026

Marlin Ford
5453 Iris Hollow Rd.
Slidell, La. 70461

Construction:

One-story, wood frame, brick/vinyl veneer, vinyl and carpet flooring, with a composition shingle roof on a post tension 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 report that the floor was not level.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the home in the foyer. The slopes range in the home from -1.4" to +6.4". The most notable slope is from the den and into the bedroom on the left.

There is one small hairline crack in the foundation noted in the rear porch area and runs up the foundation to inside. There are no signs of stress in the sheet rock ceilings or walls. All interior doors open and close, the garage door swings closed by itself. All ceilings and walls appear visually straight.

The exterior of the home was noted to have gutters and downspouts that drain directly onto the ground. The downspouts on the left side of the home drain directly onto the ground and have caused a washout of the ground. This area stays wet.

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 improper construction of the home, weather, expansion & contraction, tree roots, improper drainage, etc.

Recommendation:

It is recommended when there is more than a 3" elevation difference to have the home stabilized and leveled with screw pilings or to top the foundation with floor patch to make the foundation level.

See attachments;
Elevations
Pictures

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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