



Structural Inspection

June 12, 2024

Georgia Collier-Bolling
753 Kostmayer Ave
Slidell, La. 70458

Construction:

One-story, wood frame, brick veneer, Ceramic 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 a crack in the kitchen floor foundation.

Findings:

Upon inspection, the kitchen foundation was observed to have a crack in it that ran from the living room stud wall to the outside kitchen stud wall. No cracks were noted in the sheetrock ceilings or sheetrock walls.

An overall visual inspection of the exterior of the home was conducted and did not note and cracks in the brick veneer or the exposed foundation.

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.

Items to be addressed are as follows:

- 1) Provide proper drainage of rainwater away from the foundation and keep dry.
- 2) Seal the crack in the foundation with a non-shrinking grout, to prevent insects and water from entering the home.

See attachments;
Pictures

Sincerely,

Brian Mistich, P.E.

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