



Structural Inspection

11-14-2023

Nigel Reynolds
Facilities Coordinator
Exchange Right
1055 E. Colorado Blvd.
Suite 310
Pasadena Ca. 91106

Ref: NLP 25 Tractor Supply
2083 Gause Blvd.
Slidell, La. 70460

Construction:

One-story, corrugated metal roof, pre engineered metal frame building on a spread footing foundation with a floating slab.

Scope:

This inspection is limited to a visual inspection of the interior and exterior of the building; 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 perform a structural inspection of the referenced building due to a concern about the cracks found in the exterior CMU block walls. This site was previously a vehicle junk yard prior to the new construction of a pre engineered metal building for the use of a retail business.

Findings:

An overall visual inspection of the interior and exterior of the building walls was conducted and several vertical cracks are noted in the CMU block walls everywhere there is a metal column including the southwest corner of the building near the women's bathroom. Some of these cracks go all the way down to the last visible block but it couldn't be verified if these cracks go into the concrete spread footings due to the design of the foundation is twelve inches below grade.

The slab/floor was also noted to have some small hairline cracks in the front left and right rear of the bldg including the area of the rear help desk.

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.

The exterior walls are made up of CMU blocks with vertical rebar @ 4' O.C. When the CMU blocks abut an exterior column, the CMU blocks are cut thin to enclose the exterior column with no rebar. When expansion and contraction occurs, these thin cut blocks are coming apart. There are some areas that the thin cut CMU blocks around the columns are falling out.

The majority of the eastside of the building has gutters with downspouts and are directed over the planters onto the parking pavement into the drainage system. There is one down spout in the rear that empties onto the parking paving but the down spout elbow is not connected and allowing rain water under the foundation.

The Westside of the building has gutters and down spouts that empty onto the side yard paving. These are in good physical condition but are really close to the edge of the building and allowing some splash back towards the building foundation.

Conclusion:

It's important to recognize that South Louisiana has been in a severe drought this year and discussing with the employees these findings were noticed within the last few months.

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:

The cracks in the CMU block walls and foundation do not appear to have compromised the structural integrity of the building. It is my opinion that the structural integrity of this building is currently sound, but the foundation will expand and contract with the ground movement.

Items to be addressed are as follows:

- 1) Remove and replace busted CMU blocks with more than 1/4" gap.
- 2) Verify bolts are tight where beams are attached to the columns.
- 3) Seal the cracks in the CMU block walls and floor with an elastic sealant for concrete to prevent insects from entering the Building.
- 4) Fix the one downspout that the elbow is off.
- 5) As an option, construct expansion joints @ each column.

See attached pictures

Sincerely,

Brian Mistich, P.E.

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