



Structural Inspection

June 24, 2024

Michelle Atwood
248 Clara Drive
Slidell, La. 70458

Construction:

One-story raised home on pilings, wood frame with a composition shingle roof.

Scope:

This inspection is limited to a visual inspection of the pilings and foundation under the home. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection and is not an explanation of cause, effect, or engineering.

History:

Dammon Engineering was contacted to perform an inspection of the referenced home due to a home inspection that noted some pilings and foundation issues.

Findings:

Upon inspection, it was visibly noted that the pilings that support the home are rotten at the base, this was further confirmed by tapping on it and listening for a solid sound that the pilings are rotten at the base. Not all of the pilings are exposed for inspection due to wall coverings. The foundation was noted to have several cracks and exposed rebar. The foundations were installed in sections and does not support the home, only the pilings support the home. Improper drainage was noted around the home as well.

Conclusion:

The support pilings have deteriorated over time at the base due to water intrusion. This is typical when the bases of the pilings are not sealed airtight. The foundation has cracked over time due to the shifting soil. The gutters and down spouts are not connected to properly route the water around the home and into the bayou.

Recommendation:

- 1) Secure the existing pilings with a concrete wrap as noted in the attached dwg.
- 2) Seal the concrete with a non-shrinking grout to prevent insects and water from entering the home.
- 3) Install proper drainage around the home to keep the foundation dry.

Sincerely,

Brian Mistich
Brian Mistich, P.E.



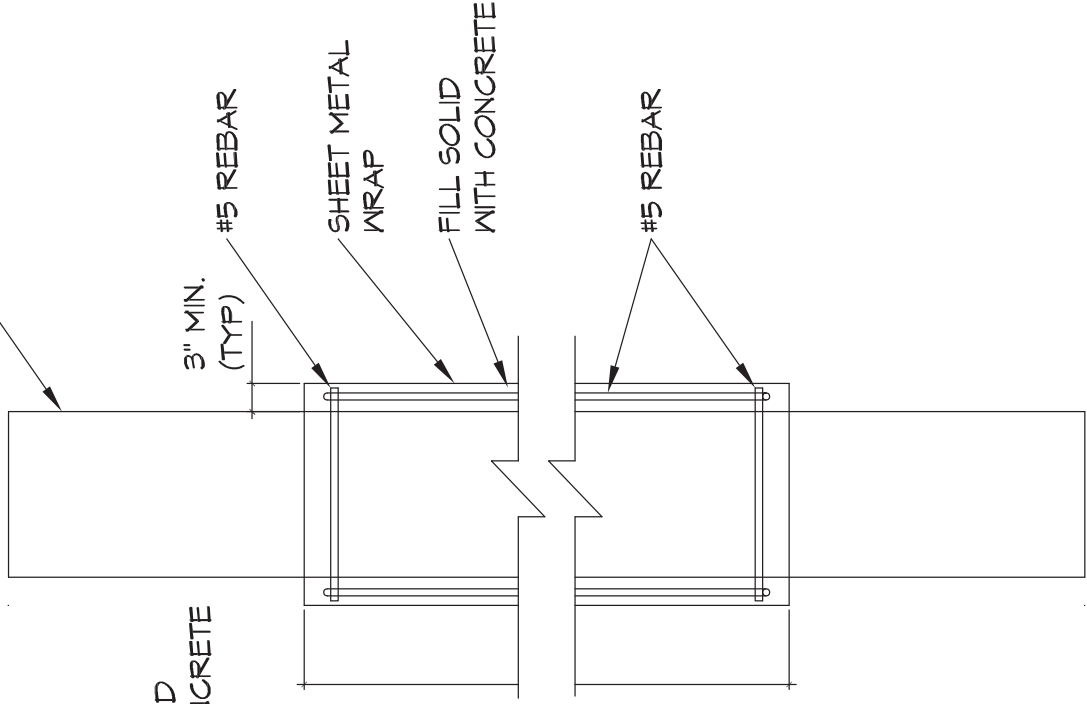
See attachments:

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.

EXISTING HOUSE PILING



3" MIN.
(TYP)

#5 REBAR

SHEET METAL
WRAP

FILL SOLID
WITH CONCRETE

#5 REBAR

4 #5 REBAR
TOP & BOTTOM
(HORIZONTAL)

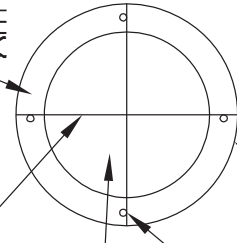
PILING

4 #5 REBAR
(VERTICAL)

SHEET
METAL
WRAP

FILL SOLID
WITH CONCRETE

FIELD VERIFY HEIGHT, COVER SHALL BE
2' ABOVE AND 2' BELOW ROTTEN WOOD.



Rotten Piling at Base

Down Spout Not Connected

2024/06/24 11:09:19





Rotten Piling,
Hollow Sounding

Crack in
Foundation

2024/06/24 11:07:31



Concrete Joint

Exposed Rebar

Cracks

2024/06/24 11:05:00

No Down Spout



2024/06/24 11:06:33

