



Structural Inspection

March 3, 2026

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1224 Maris Stella St.
Slidell, La. 70460

Construction:

One-story, wood frame, brick veneer, ceramic/laminate 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 cracks in the exterior brick.

Findings:

An overall visual inspection of the exterior of the home was conducted. The left side of the garage exterior wall around the window has a large crack that runs from the window sill down into the foundation. The right side of the home was noted to have a hairline crack around the rear bedroom window, from the window sill down into the foundation. All exterior brick of the home is noted to have mildew on the brick. No gutters or downspouts are on the home.

A visual inspection of the interior of the home was conducted. The garage floor has several cracks in the foundation and from the middle of the garage to the exterior window there is a 3/4" fall. No cracks in the sheet rock walls and ceilings were noted inside the home only in the garage.

The left side of the home was noted to have a barrier (shrubs) that is holding rainwater between the shrubs and home and not allowing it to drain. The ground along the right side of the home was noted to slope back to the home and there is a large tree root exposed where this crack is. The rear yard of the home holds water and does not drain.

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. It is recommended when there is more than a 3" elevation difference (tripping hazard) to have the home stabilized with screw pilings.

Items to be addressed are as follows:

- 1) Add gutters and downspouts and tie into subsurface drainage on all downspouts that are needed to allow for proper drainage of rainwater away from the foundation.
- 2) Slope the ground away from the home to keep the foundation dry.
- 3) Seal the cracks in the brick veneer and foundation with a non-shrinking grout, to prevent insects from entering the home.
- 4) Remove all tree roots from around the home

See attachments;
Pictures

Sincerely,

Brian Mistich, P.E.

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