



Structural Inspection

April 14, 2026

Valerie Methe
1490 Harbor Drive
Unit 105 Bldg C
Slidell, La. 70458

Construction:

Three story condo complex, Unit 105, bottom floor. wood frame, stucco veneer, laminate flooring, with a composition shingle roof on a pier and beam foundation.

Scope:

This inspection is limited to a visual inspection of the shell of the Condo, including the interior and exterior of the Condo. 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 Condo due to hairline cracks in the exterior stucco and the lightweight concrete floor cracking inside the unit. Through out the years Dammon Engineering has conducted structural inspections on this building due to poor maintenance.

Findings:

An overall visual inspection of the exterior of unit 105 was conducted. The exterior of the building is stucco and there are numerous cracks in it both vertically and horizontally. Where the stairs attach to the building it has caused rainwater to intruded in the unit. Under the unit, some of the wood floor joist have deteriorated and rotted and this is causing the dip in the floor, all of the insulation has detached under the unit. The unit has gutters and the downspouts that drain directly on the ground and do not have splash blocks to direct the water away from the foundation. The covered rear porch closet door sticks due to the decaying of the structure. There are many hairline cracks noted in the stucco wall and ceiling in this area.

A visual inspection of the interior of the condo was conducted. The front door will not open without kicking the bottom of the door due to the lightweight concrete floor buckling in that area. The lightweight concrete floor in the living room has major cracks, some being a depth of $\frac{3}{4}$ " located against the exterior wall of the stairs. The bedroom was noted to have hair line cracks in the lightweight concrete floor as well.

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 sheet rock wall that backs up to the exterior stairs show signs of stress and water damage. The bathroom toilet leaks at the flange causing water damage in that area due to the lightweight concrete floor not being level. The ceiling in the overall unit has many hairline cracks in the sheet rock and water stains.

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. This building was previously stabilized and leveled with new concrete footings and CMU block piers. This a visual inspection does not include hidden defects or damages.

Recommendation:

It is our opinion that in order for this unit to be habitable all the items noted in this report need to be replaced or repaired and addressed by a licensed general contractor in the state of Louisiana.

Items to be addressed are as follows:

- 1) Replace all deteriorated and rotten floor joist.
- 2) Replace sub floor plywood decking where floor joist are replaced.
- 3) Replace all the insulation under the unit.
- 4) Direct downspouts away from the foundation.
- 5) Remove all the exterior Stucco on this unit and replace with new, paint to match.
- 6) Replace the lightweight concrete floor in the living room as this is unit.
- 7) Repair all the sheet rock cracks in the walls and ceilings.
- 8) Replace the entrance door and rear porch door.

See attachments;

Pictures

Sincerely,

Brian Mistich, P.E.

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