



Structural Inspection

February 22, 2023

Pam Pucket
Pucket Team
1300 Gause Blvd c1, Slidell, LA 70458

RE:
1066-1068 Audubon St.
Slidell, La. 70460

Construction:

One-story, wood frame, brick veneer, terrazzo 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 terrazzo flooring.

Findings:

Upon inspection, a zip level was used to verify the floor height conditions. The level was set up at the front of the home in the front foyer. The slopes range in the home from 0.0" to -0.7" and are within the limits of elevation differences.

It was also noted that there are small hairline cracks in the terrazzo flooring on both sides of the units but are within limits along with some previous sheetrock repairs in the ceilings.

An overall visual inspection of the exterior of the home was conducted and noted on the right side of the home under the window, there are horizontal and vertical cracks in the brick veneer. Where the brick veneer wall sits on top of the foundation it was noted to have cracked in several areas and have an exposed footing.

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) Seal the cracks in the brick veneer and foundation with a non-shrinking grout, to prevent insects from entering the home.

See attachments;
Elevations
Pictures

Sincerely,

Brian Mistich

Brian Mistich, P.E.




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FOYER 0.0'	FRONT PORCH	FRONT PORCH	FOYER 0.0'
DEN -0.1'	-0.2' KITCHEN	-0.1' KITCHEN	DEN -0.1'
BEDROOM -0.2'	BATH RM 0.1'	-0.1' BATH RM 0.0'	BEDROOM 0.0'
BEDROOM -0.5'	MASTER BEDROOM -0.5'	MASTER BEDROOM 0.0'	BEDROOM 0.2'
UTILITY	REAR PORCH	REAR PORCH	UTILITY



Seal foundation

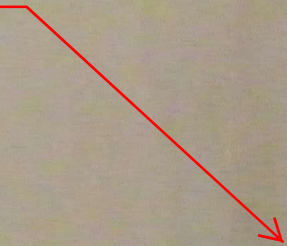
02/22/2023

A photograph of a light-colored, textured carpeted floor. A red arrow points to a small, irregularly shaped area of discoloration and cracking in the center of the frame. The area appears slightly darker and more worn than the surrounding carpet. A white rectangular box with a red border contains the text "Cracked floor" to the right of the arrow.

Cracked floor

02/22/2023

Previous ceiling
repair



02/22/2023



Seal brick veneer

02/22/2023