



Structural Inspection

June 15, 2026

Rimy Guerra
203 Little Gull
Slidell, La. 70461

Construction:

Single-story, wood frame with brick veneer, ceramic/carpet and wood flooring, 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 residence. No inspection of the mechanical or electrical systems was performed. This report is as outlined by the National Academy of Building Inspection Engineers Standards and Practices for Residential and Small Building Property Condition Surveys. This report is not an explanation of cause, effect, or engineering.

History:

Dammon Engineering was contacted to perform a re-inspection of the referenced home prior listing the home for sale. The previous inspection was conducted in 2016. The home was occupied for this inspection.

Findings:

A re-inspection of the exterior of the home noted the same two hairline cracks in the foundation located below the brick line on the right side of the home near the kitchen. The down spouts in the front of the home are not connected to subsurface drainage. There are two landscaped areas near the front entrance that need gutters, downspouts and subsurface drainage. There are two areas that have eroded the fill away under the foundation in the rear of the home by the rear bedroom.

A Zip Level was used to re-identify the lows and highs of the foundation throughout the house. (See attached sketch). Elevations will differ with different types of flooring. All elevations are within acceptable limits. Two ceramic tiles in the kitchen area are noted to have cracks in them.

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.

Analysis:

It is important to note that all foundations settle and crack. 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.

Conclusion:

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.

Items to be addressed are as follows:

- 1) Provide proper drainage of rainwater away from the foundation from the front of the home with gutters/downspouts and subsurface drainage.
- 2) Add fill in the rear of the home where the washouts are located near the bedroom.
- 3) Seal the crack in the foundation with a non-shrinking grout, to prevent insects and water from entering the home.

Sincerely,

Brian A Mistich, P.E.

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