



Structural Inspection

October 3, 2022

Haley Neal
305 S Central Blvd
Chauvin La. 70344

Construction:

One-story, wood frame, brick veneer, ceramic 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 an addition in the rear of the home for a master bathroom. It was stated that the contractor was not licensed to perform this work.

Findings:

This bathroom addition was constructed where an existing sunroom was located. The existing flooring material was removed and a concrete foundation was installed. After it was framed in, a concrete brick ledge was constructed around the exterior perimeter of the walls.

To verify steel and concrete thickness, an x-ray was conducted (by others) and it verified that the existing home foundation and the new bathroom foundation are tied into together with dowels every 2". It also noted that the concrete is between 4-1/2" to 5" thick with wire mesh. The x-ray did not find any concrete footings for the new foundation or the brick ledge. A new contractor was on site and dug under the brick wall and no footing was found.

At the time of this inspection, no cracks were noted in the concrete foundation or exterior brick walls.

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:

Due to the bathroom addition not being constructed to code with the proper concrete footings, it should be monitored for settlement. There are no gutters on this home to properly divert the rain water away from the foundation.

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, substandard design, tree roots, improper drainage, etc.

Recommendation:

Items to be addressed are as follows:

- 1) If settlement occurs, a shoring company should be hired to level the foundation.
- 2) Gutters and down spouts should also be added to allow proper drainage of rainwater away from the foundation.

Sincerely,

Brian Mistich, P.E.

Attachments

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