



Structural Inspection

July 15, 2025

Ansley Tullis
416 Juliette Lane
Mandeville, La. 70448

Construction:

One-story, wood frame, brick and vinyl veneer, wood and carpet 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 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 signs of cracks in the sheetrock.

Findings:

Upon an interior inspection, the bedroom windows show signs of sheetrock cracking at the corners of the windows.

The exterior of the home was noted not to have gutters and down spouts on the home itself. The rear of the home has a covered patio and does have a gutter and down spouts that sheet flow onto the ground to subsurface drainage. Some of the subsurface pipe is cracked and above ground.

It was noted that the ground around the home slopes back toward the house and water sheet flows under the home and out toward the central drainage. This will cause foundation settlement and crack the sheetrock.

The back patio concrete foundation is being lifted up on one corner where a large pine tree is growing and its roots are lifting the foundation up.

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.

It is recommended to address the items below.

Items to be addressed are as follows:

- 1) Remove the large pine tree and surrounding roots to level the rear patio foundation.
- 2) Add fill under the home and slope outwards to keep the pier and beam foundation dry.
- 3) Add gutters and down spouts around the home with subsurface drainage and tie into the central ditch.
- 4) Repair the cracked sheetrock around the windows and paint to match.

Attachments

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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