



Structural Inspection

April 24, 2025

Laura Sarpy
505 Laurel Oak Drive
Mandeville, La. 70471

Construction:

One-story, wood frame, brick veneer, wood flooring, with a composition shingle roof on a concrete 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 the brick veneer showing signs of cracks.

Findings:

Upon inspection, on the right side of the homes brick veneer was noted to have cracks below the bedroom window down to the foundation. Other areas of the home (bricks around the garage entrance, bricks in the front right corner and around the fireplace) were noted to have been previously repointed/sealed.

The gutters and downspouts on the rear and right side of the home drain directly on the ground. Inside the home the dining room/great room sheetrock ceiling was noted to have hairline cracks. The sheetrock ceiling in the living room with the fireplace was noted to have water stains in the corner.

It was noted that all of the landscaping in the front of the home slopes back toward the house holding water. Also, the roof runoff falls directly on the ground between the home and the landscaping in the front right corner of the home causing foundation settlement.

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 landscaping and rocks in front of the home and slope all new landscaping away from the home.
- 2) Add gutters and down spouts around the whole home with subsurface drainage to the front ditch.
- 3) Seal all the cracks in the brick veneer with a non-shrinking grout, to prevent insects from entering the home.
- 4) Repair the cracked ceiling in the dining room/great room and paint to match.
- 5) Install a new roof to eliminate water seepage into the home.

Sincerely,

Brian Mistich

Brian Mistich, P.E.



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