



Structural Inspection

July 1, 2024

Michael Koster
3616 Peachtree Street
Slidell, La. 70458

Construction

One-story, wood frame, brick veneer, 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 inspection that noted cracks in the brick veneer.

Findings:

The exterior wall of the right side of the garage was noted to have a crack in the brick veneer in the upper half of the wall. It was also noted that this wall has mold growing on it indicating rainwater splashing off the concrete drive onto the wall and running under the foundation.

It was also noted on the rear of the home near the bathroom and out past the concrete patio that the bricks have a hairline crack. This is the same, rainwater running off the roof and splashing onto the wall and under the foundation.

It is important to keep the foundation dry.

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.

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;

Pictures

Brian Mistich

Sincerely,

Brian Mistich, P.E.



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