

HOPE

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117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

REPORT OF FINDINGS

101 SOUTHWIND COVE
BENTON, AR



WILLIAM MCFADDEN, PE CFM
OCTOBER 30, 2014



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October 30, 2014

Mr. & Mrs. Daniel Vick
101 Southwind Cove
Benton, AR

Re: Report of Findings, Structural Investigation,
Benton, Arkansas,

Dear Mr. Vick:

This report is submitted pursuant to our discussions and site review of 101 Southwind Cove in Benton, Arkansas. This report is prepared exclusively for the use of Mr. & Mrs. Daniel Vick.

Background

At the time that you ordered the inspection, you had lived in the home for about 1 year. The home was constructed in 2006. You had noticed the doors in the northeast and southeast bedrooms were not square in the door frames.

You had hired a contractor to try to correct this problem by having the northeast and southeast corners of the foundation lifted. The process involved excavating under the foundation near the corners and pouring a new footing a foot or two below the existing footing. Once the concrete cured, they used hydraulic jacks to lift the foundation. Concrete blocks were used to construct a new foundation wall to fill the gap between the new footing and the original footing.

Listed below are the characteristics of the structure and site:

MAIN STRUCTURE

Structure Built: 2006 Age: 8 years
Builders Name: J Hope Construction
Heated Square Footage: 1888 square feet
Siding on Superstructure: Vinyl & brick
Siding on Foundation: Brick
Structural System: Wood frame
Foundation System: Slab with integral footings
Basement Floor System: None
First Floor System: Concrete slab
Second Floor System: Not present
Roof Framing System: Unknown
Roof Material: Asphalt shingles
Chimney: yes Material: Vinyl siding

OTHER STRUCTURES

Type: none

SITE OR LOT CHARACTERISTICS

Slope of Lot or Site: Back yard drains around house to street.
Vegetation: grass, trees and ornamentals
Soil Characteristics: Not Inspected

The purpose of the investigation was to assess the structural integrity of the east portion of the home, to determine the probable causes of the observed problems and to prepare a recommendation for an appropriate repair program.

Procedure

Following is an outline of the procedure followed during the investigation, study, and preparation of this report:

Date of Investigation:	October 24, 2014
Investigation performed by:	William McFadden, PE CFM
Other persons present:	Daniel Vick
Photographs Taken:	Yes, Digital
Measurements Taken:	A 4 foot level was used
Original Plans available:	no
Sketch prepared:	no
Calculations performed on:	none
Follow up investigation:	Made a second visit on October 30, 2014 to make some additional observations with a 4 foot level.

Discussion and Results

A general review of the site and home revealed the following items:

Roof:	<i>Not Inspected</i>
Flashing:	<i>Not Inspected</i>
Roof Sheathing:	<i>Not Inspected</i>
Roof Framing:	<i>Not Inspected</i>
Ceiling Joists:	<i>Not Inspected</i>
Exterior Walls:	<i>Acceptable</i>
Interior Walls:	<i>Defective – cracks are present in the sheetrock; doors not square in their frames</i>
Interior Stairways:	<i>Not Present</i>
Exterior Stairways:	<i>Not Present</i>
Exterior Steps & Stoops:	<i>Not Inspected</i>

Floor Framing:	<i>Acceptable</i>
Flooring & Sub-Flooring:	<i>Acceptable</i>
Beams & Columns:	<i>Not Inspected</i>
Sill Plates:	<i>Not Inspected</i>
Foundation Columns & Piers:	<i>Not Present</i>
Foundation Walls:	<i>Not Present</i>
Footings:	<i>Not Inspected</i>
Crawl Space:	<i>Not Present</i>
Interior Slabs:	<i>Not Accessible but did show a slight slope down to the east from the east hallway to the east exterior wall</i>
Exterior Slabs:	<i>Not Inspected</i>
Chimney:	<i>Not Inspected</i>
Porches:	<i>Not Inspected</i>
Decks:	<i>Not Present</i>
Balconies:	<i>Not Present</i>
Patios:	<i>Not Inspected</i>
Retaining Walls:	<i>Not Present</i>
Downspouts:	<i>Acceptable</i>
Site Grading:	<i>Acceptable</i>
Foundation Drainage:	<i>Not Present</i>
Garage or Carport:	<i>Not Inspected</i>
Other Structures:	<i>Not Present</i>

INTERIOR WALLS:

- A few small cracks were noticed in the northeast bedroom. There is a tight crack radiating vertically from the upper right corner of the window opening. There was a horizontal crack that has been partially repaired radiating from the upper corner of the bathroom door.
- The bedroom doors and closet doors in the east-west running walls of the northeast and southeast bedrooms and the bathroom door in the northeast bedroom are not square in their frames. The skew of the openings was thought to be due to the east foundation footing sinking. This led to trying to lift the east footings to restore the door frames to square.

EXTERIOR WALLS:

- Two tight cracks were observed in the upper half of the east wall. One is located near the interior corner and the second is located near the exterior corner.

Conclusions

It is my judgment that the foundation does not require any additional attention. The cracks in the interior and exterior walls appear to be due to the excavating and jacking of the foundation. The exterior cracks are closed cracks which indicates to me that the foundation is at its original elevation and stable., however, since this repair is so recent, and I didn't observe the repair procedure, I cannot guarantee that the foundation will not move.

It is my judgment that the door frames were not constructed correctly 8 years ago. The door jambs are vertical. The top of the west jamb of each of the frames in the northeast bedroom are at the same level. The east jamb of each frame is 1/2" to 3/4" lower. If the east side of the house had settled, the top of these door frames should still be in line but at a slope.

The repairs recommended herein are intended to address the existing noted problems with the site and to be permanent repairs. Normal ongoing maintenance of the site is required. In addition, it is possible that additional issues could occur. It is also possible that other site and structural problems could exist that were not evident based on my visual investigations.

The repair program includes the following elements:

- *Removal of the defective doors, door casings and jambs.*
- *Re-installation of the jambs with proper shims to insure the jambs are square.*
- *Re-installation or replacement of the doors.*
- *Scribe the bottom of the doors and trim to match the floor if the bottom of the door is not parallel with the floor.*

Recommendations

The remedial **cosmetic repairs** outlined in this report have been recommended to repair the cosmetic problems with the home and to give you peace of mind that the structure is safe.

The following actions should be taken:

- Perform remedial repairs and modifications in accordance with this preliminary design report.*

If you have any questions or comments, please call.

Sincerely,

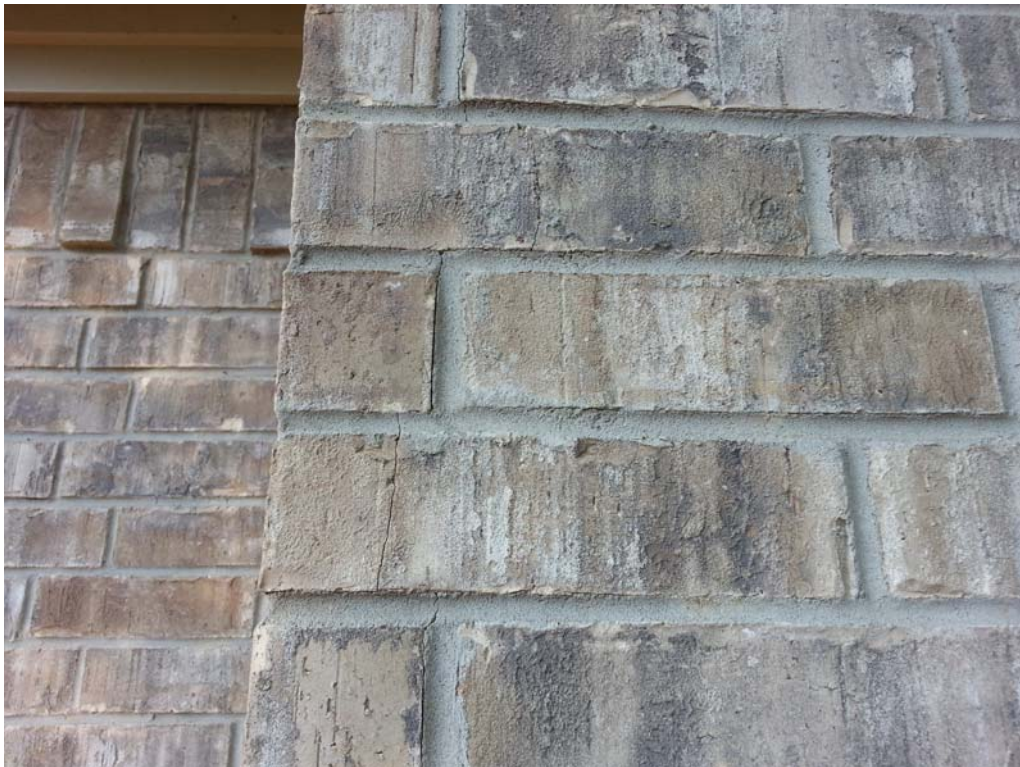


William McFadden, PE CFM
Attachment

Crack at interior corner of east wall.



Crack at exterior corner of east wall.



Location of the southeast foundation repair is to the right of this downspout.



Location of the northeast foundation repair is to the left of this downspout.

