

ENGINEERING INSPECTION REPORT

**Todd and Carolyn Cast
1843 Willow Point Dr.
Kingwood, Texas 77339**

**May 15, 2017
Rpt #TCC-0115-1701**

**Reference: Engineering Services: Structural Inspection Report
Single Family Residence @:
1843 Willow Point Drive, Kingwood, Texas 77339**

Purpose

An inspection was performed on the single family residence at the address noted above per the request of Mr. Todd Cast, buyer. This inspection was performed first on April and a second inspection on May 13, 2017. The purpose was to inspect the overall structural integrity of the foundation for this residence.

Observations & Recommendations:

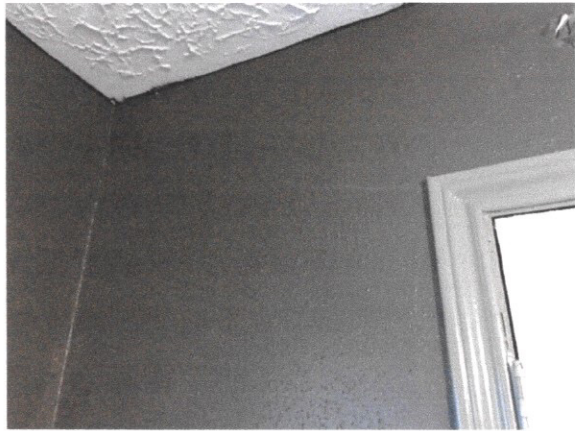
Please find the following regarding the inspection. There were many photos taken during this inspection. Some of these photos have been included in this report for purposes of clarity and reference. After inspecting the front bedroom floor, it was noted that there was a crack in the slab that ran from the front of the house to the hallway. It was noted that this crack did not continue into the bedroom on the opposite end of the hall.



The left photo above is the crack in the front bedroom slab. The center photo show the continuation of the crack toward the hall. The right photo is the exterior wall on the back side of the house that had a hairline crack in the brick veneer only. It was noted that there were no cracks in the bedroom slab in the bedroom on the other side of this exterior wall.

Observations & Recommendations, con'd:

It was noted that there was a hairline crack in the bedroom wall at the top left of the door, but it was believed to be the result of a structural defect. It is the opinion of the undersigned that this was a crack caused by minor movement of the wood frame superstructure. This crack is shown in the left photo below. The right photo is a vertical hairline crack in the high ceiling in the living room. It was believed to be a minor separation crack in the joint between the separate sheets of dry wall board, at the taped and floated joint. The crack is believed to be the result of material shrinkage caused by temperature and moisture changes in the ceiling area.



The left photo below is the wall between the foyer and living room that was to be removed and replaced with a header beam. The center photo is the newly installed header beam that was confirmed by the undersigned to be of adequate capacity to carry the ceiling load previously supported by the stud wall in the below left photo. The right photo is the new support column used at both ends of the new header beam.



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Summary

In summary, it is the opinion of the undersigned that the subject foundation and wood framed superstructure has experienced some minor movement in the over thirty years of its existence. It is the opinion that this movement is very minor and not the result of a major structural defect in this foundation or the wood framed superstructure. It is the opinion of the undersigned that the foundation and wood framed superstructure is serving it's intended purpose for this residential structure.

The additional photos taken during this inspection are available upon request. Please note that this inspection report is based on a visual inspection of the stated property on the dates given in this report. Any items or areas absent from this report shall not be considered as part of this report. No warranty or responsibility for conditions not detectable by visual inspection or events following this inspection is hereby expressed or implied. If there are any questions and/or need of further information, please contact the undersigned at your earliest convenience.

Yours truly,



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