

Fairbanks & Associates

CIVIL - STRUCTURAL ENGINEERS
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July 18, 2022

Stacey Burch
150 Sabine Street, Unit 334
Houston, Texas 77007
Stacey.Burch@AtkinsGlobal.com
713-542-7452

RE: Site Visit and Structural Inspection
One Story Wood Frame Home
330 North Pine Harbour Drive
Coldspring, TX 77331

Dear Stacey,

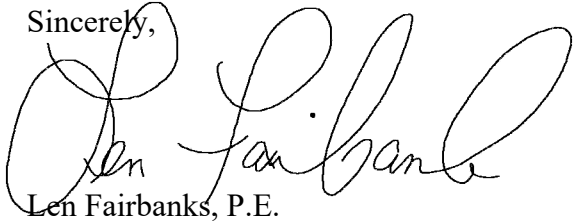
On the afternoon of Thursday, July 15, 2022, I personally performed a visual inspection of the above referenced home. The home is a one story wood frame structure with a wood siding exterior, a composition shingle, gable style roof and a reinforced concrete slab-on-grade foundation .

It is my professional opinion that this home is in average condition overall for a home of its age in this area and that no serious structural defects currently exist, which might render the home unsuitable or unsafe for habitation. Some cracking was noted, however, in the sheetrock at various locations in the home. The largest sheetrock cracks were in the living room and the hallway. I feel that the sheetrock cracks are completely normal and cosmetic in nature and reflect nothing more than the normal contraction and expansion of the building materials and the surrounding soils due to changes in temperature and moisture content. When I say that these cracks are cosmetic in nature, I mean that, if they are found to be objectionable, they may be repaired with some caulk or sheetrock compound and paint and, with time, should be expected to reappear and represent nothing more than a continuing maintenance item. Another option is to replace the sheetrock with some type of wall covering (such as wood siding or paneling or wood trim) that does not crack with small movements in the supporting wall. These cracks have no negative impact on the structural integrity of the home.

I would like to emphasize that this inspection was only visual in nature and that no laboratory tests, engineering calculations or analyses were performed, nor do I feel that any are necessary at this time.

Should you have any questions or need my further assistance, please feel free to contact me at (936) 329-2731 or Len@FairbanksandAssociates.com.

Sincerely,



Len Fairbanks, P.E.

Registered Professional Engineer No. 64662

