



Poe Engineering, Inc.

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February 7, 2019

Mr. Skip Miller
skip@skipmiller.net

Re: 8473 Stone Wood Cove E, Cordova, TN 38018

To Whom It May Concern:

It was requested that our firm conduct a thorough structural inspection on 2/4/19 of the referenced property where several cracks have been observed in the brick veneer and interior drywall.

The purpose for our inspection was to determine the cause of the cracking and recommend foundation repairs if any are required.

Preliminary Information

The single-story residence with brick veneer is supported on a monolithic “slab-on-grade” foundation. (See photo 1) The residence is approximately 30 years old.

An aerial photo of the property taken in 1981 showed a farm road crossing the property with evidence that the lot was backfilled with soil to provide a level building pad. (See attached photo)

All directions given are referenced as facing the front door from Stone Wood Cove E.

Inspection observations

1. There are large cracks in the driveway and front sidewalk. (See photo 2)
2. A crack was observed on the right side of the garage. (See photo 3)
3. The drywall has cracked across the middle of the garage. (See photos 4 and 5)
4. Cracks were observed in the brick veneer on the left/front corner of the residence. (See photos 6 and 7)
5. There are cracks around the front door. (See photo 8)
6. We observed numerous cracks in the drywall and several of the door frames have shifted causing the doors to bind on the frames. (See photos 9-16)

Recommendations

The house has undergone a significant amount of soil settlement that has affected the stability of the foundation.

The exterior brick veneer cracks and interior drywall cracks were a result of the foundation settlement.

We recommend installing a total of (15) interior and (4) exterior 8" segmental block piers, located at the indicated positions in the attached sketch. Each exterior pier must be able to support a 5,000 lb. point load and the interior piers a 2,000 lb. point load. The foundation should be raised a maximum of 3/4" or just enough to transfer load to the new piers.

After installation of the piers, we recommend at least a 30-day waiting period before any drywall or other cosmetic repairs are attempted.

Summary

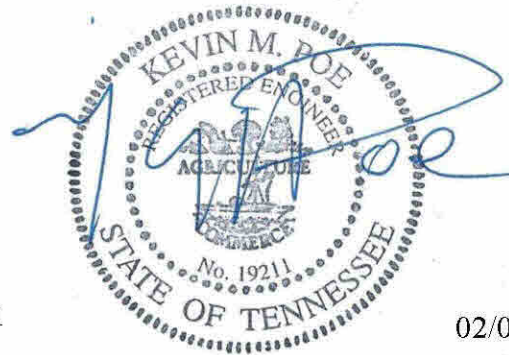
If the above recommendations are followed, we cannot guarantee that no more cracking will occur in the future, but with regular maintenance, no significant structural problems should develop in the foreseeable future.

This report is based on our thorough visual inspection of the house. No geotechnical or destructive testing was conducted or requested for this inspection.

The Engineer shall have no liability to the Owners, or to others for the acts or omissions of the Contractor or any other Persons performing work on the project, or failure of the Contractor to carry out the work in accordance with this letter, except where specifically inspected and approved by the Engineer and discovery of defect is possible within the normal ability or standard of care for the industry.

If there are any questions regarding this report, please contact our firm.

Sincerely,



Kevin M. Poe, TN P.E. #19211
President, Poe Engineering, Inc.

02/07/19



Photo 1



Photo 2

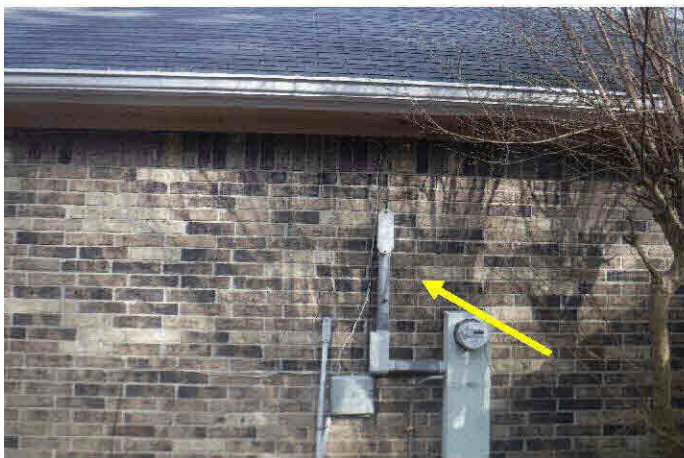


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

