

Gregory L. Bone, PE

Civil & Structural Engineer

February 5, 2021

Randall & Linnette Garber
2944 E. Pebblestone Drive
Fayetteville, Arkansas 72701

Re: Structural Inspection
2944 E. Pebblestone Drive
Fayetteville, Arkansas 72701

Mr. & Mrs. Garber,

At your request a visual inspection of the subject residence was made on Friday, January 22, 2021. The purpose of the inspection was to further investigate interior drywall and floor tile distress. Please refer to the attached photographs for more detail.

The distress noted in drywall and flooring is in large part consistent with normal drying shrinkage and thermal effects. There is however some evidence of slight vertical settlement along baseboards and bathroom floors of 1/4-inch or less. Certainly none of the distress observed within the home is considered to be structurally significant.

The home has been constructed over a concrete slab on grade that is supported by earth fill and or crushed stone. The laboratory properties and compactive effort used to place the backfill materials is not known and therefore settlement predictions cannot be made. But it would not be unusual for backfilled materials to consolidate for a period of 3 to 5 years or more after completion of the home. During this period a cosmetic approach to repairs is the most practical and economical approach unless movement is determined to be ongoing or accelerating. Drywall cracks are most easily repaired and painted using conventional means, methods and materials. The strike plates and jambs of interior doors can be adjusted so that they remain square and plumb and continue to operate and latch properly. Open grout lines can be filled and finished to match existing details. An experienced drywall, trim and painting contractor will have the tools and skills necessary to complete the repairs professionally. If you do not currently have a contractor in mind you might consider contacting Certa-Pro Painting, (479) 587-1250, for a repair estimate.

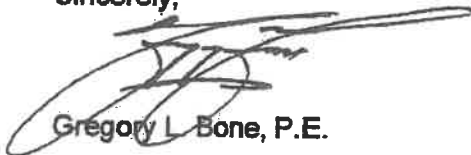
Aggressive slab repair methods are not considered appropriate for the home at this time. Interior deflection or separation of 1/2-inch or more is a typical threshold before one might seek a specialized contractor to install penetration or helical slab piers. Mud-jacking or urethane foam injection beneath floor slabs on grade may also be used to remedy excessive floor deflection and settlement. A program of crack monitoring using precise gauges is generally required to confirm and quantify ongoing movement that would justify structural stabilization.

This report addresses the specific parts or portions of the structure described. It does not address the condition of every structural element within the home. The above conclusions and recommendations are made specifically for the referenced property and may not be adequate for any similarly designed construction. No universal application of these recommendations should be made.

Should you desire to make substitutions or changes in the recommended components or approach to the repairs, please submit them for additional review and approval prior to installation. Your repair project size, scope, location and mobilization requirements can greatly impact the total cost of repairs. You should seek at least two (2) competitive bids from qualified contractors when preparing for any repair project.

I trust that these comments and recommendations are insightful and helpful. Please feel free to contact me with any questions that you may have.

Sincerely,



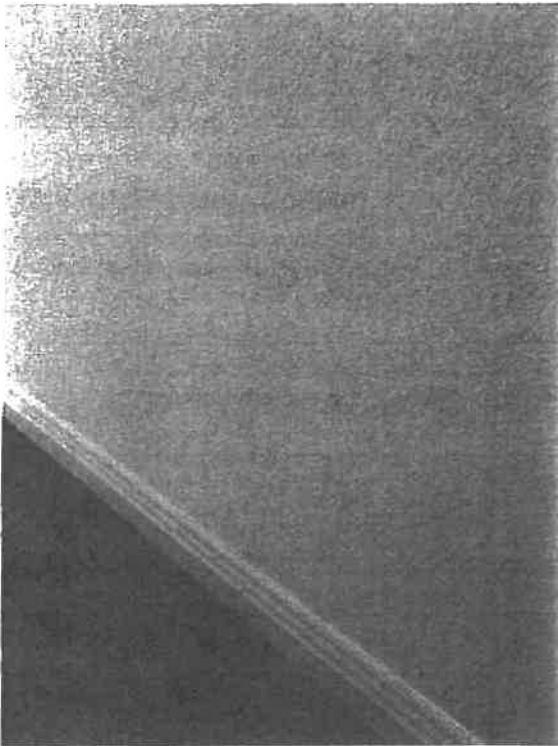
Gregory L. Bone, P.E.

GLB/gb

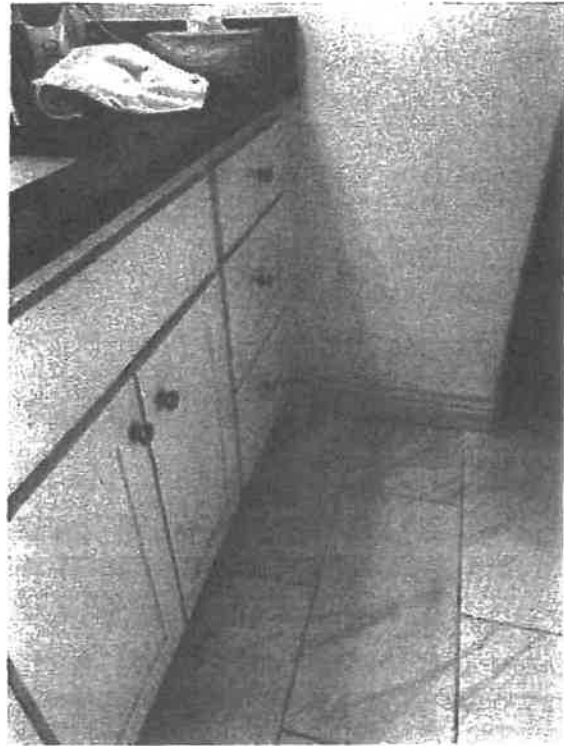
Enclosures: Photographs



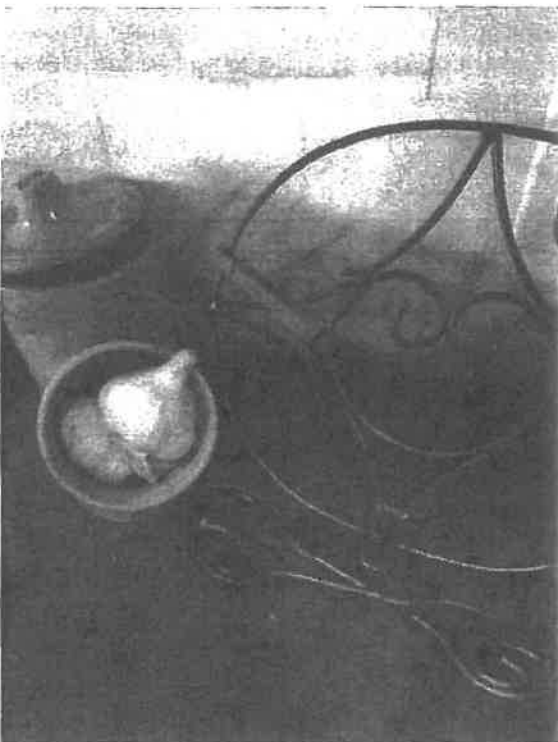
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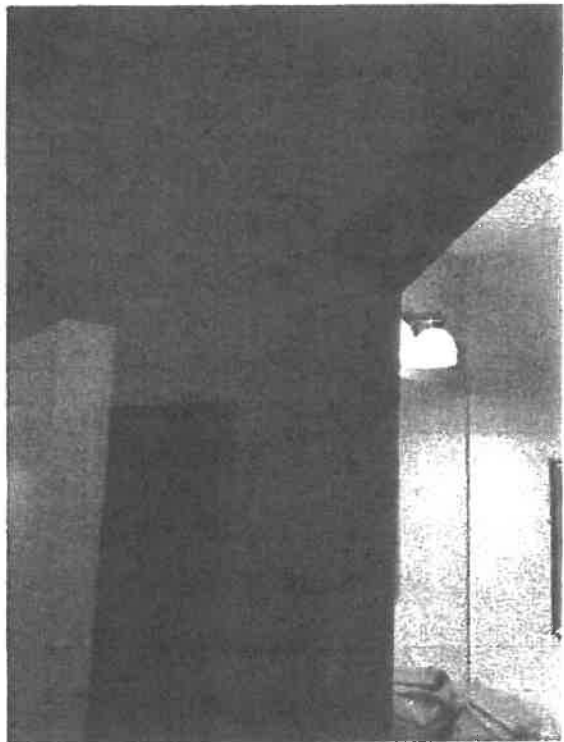
Hairline vertical drywall crack at panel seam.



Slightly irregular tiled floor surface in bath.



Backsplash separation at countertop.



Hairline crack at arched corner bead.