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April 12, 2021

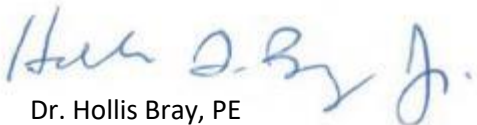
RE: 4316 Valley View LR AR

Jane,
I inspected this home at your request. There are some cracks in the exterior brick and mortar. In my opinion these are cosmetic. They can be sealed with matching urethane caulk. I recommend sealing cracks wider than the width of a quarter. There is a crack in the concrete block foundation wall. In my opinion these are typical and no repair is necessary. There is a pair of wooden piers supporting one beam. In my opinion these should be replaced with a concrete block pier on a concrete pad like the other piers. There are some dark spots on the bottom of the crawlspace walls. There is also some white powdery residue called efflorescence. This is harmless chemical salt that results from a reaction between the cement and moisture. The dark spots are wicking action where the block soaks up moisture. In my opinion this is typical and no repair is necessary. The front brick steps have settled very slightly. There is a crack in the concrete porch in front. In my opinion this is typical and cosmetic. No repair is needed.

My opinions are based on what I was able to observe as documented in the included photos. This report is intended for the exclusive use of the recipient for which it was prepared. It may be shared as desired but not sold.

Please contact me if you have additional questions.

Sincerely,



Dr. Hollis Bray, PE

Attached: Photos



April 12, 2021













This item has been repaired.

See
Foundation Pro
Invoice









