

~~XXXXXXXXXX~~

From: Jessica W Crocker <jcrocker@georgianhomerealty.com>
Sent: Tuesday, May 10, 2016 5:20 PM
To: ~~XXXXXXXXXX~~
Subject: Fwd: 1456 Drayton Woods Dr., Tucker, GA 30084
Attachments: Untitled attachment 00024.pdf; Untitled attachment 00027.htm; Untitled attachment 00030.pdf; Untitled attachment 00033.htm

And, here is the report from the structural engineer regarding the settlement cracks found at inspection.

Jessica W. Crocker
Broker
Georgian Home Realty
770/316-6658 Cell
888/273-7534 Fax

Begin forwarded message:

From: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Audrey DeVoe <~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~>
Date: April 14, 2016 at 4:47:31 PM EDT
To: Jessica W Crocker <jcrocker@georgianhomerealty.com>
Subject: Fwd: 1456 Drayton Woods Dr., Tucker, GA 30084

Jessica,

I am attaching the letter from the structural engineer stating the cracks mentioned in the inspection do not indicate a structural problem.

Thanks,
Audrey DeVoe

----- Forwarded message -----
From: "Fred Warden" <fredwarden@bellsouth.net>
Date: Apr 14, 2016 3:36 PM
Subject: 1456 Drayton Woods Dr., Tucker, GA 30084
To: <~~XXXXXXXXXXXXXXXXXXXX~~ jasondevoe@gmail.com>
Cc:

To: Jason DeVoe

Attached is the report and the invoice, marked paid.



FRED F. WARDEN, P. E.
NORTON, SCHMIDT & WARDEN
CONSULTING ENGINEERS, LLP
690 Brittany Manor Lane
Grayson, Georgia 30017
770-682-0017 business; 404-625-7760 direct
E-mail: fredwarden@bellsouth.net

April 14, 2016

RE: 1456 Drayton Woods Drive, Tucker, Georgia 30084
Cracks in Gypsum Wall Board at Doorways

Dear _____

As requested, I met you this morning at the above referenced site to look at the doorways where there is either a diagonal crack from an upper corner of a doorway or at a joint in the gypsum wall board that has opened over a doorway. Where there is reference regarding direction, orientation is as one views the item from the direction of Drayton Woods Drive.

There is a bathroom located immediately to the left of the foyer of the front door. There is a doorway at both the left and right end of the bathroom. The doorway at the right end has a diagonal crack in the gypsum board emanating from the upper rear corner on the foyer side of the doorway. The doorway at the left end has a diagonal crack that has formed in the gypsum board emanating from the upper rear corner on both sides of the doorway. The locations and orientation of the diagonal cracks indicate that at some time in the past, there has been some relative movement of the floor framing that has resulting in some relative downward movement of the interior (rear) jambs of the referenced doorways. As also indicated above there are a couple of locations where joints in the gypsum wall board above doorways have opened because of movement of some kind. Based on our conversation it is my understanding that none of the referenced cracks have been repaired in any way since you started living in the house in 2009. It is also my understanding that the walls in the vicinity of the referenced cracks have not been patched and painted since you moved into the house.

To get a better understanding of how the floor system is framed, I looked through the crawlspace, particularly the portion of the crawlspace under the above indicated bathroom area. I found that the floor system under, and in the vicinity of, the bathroom, has been provided additional support by the addition of a system of beams and posts. The posts consist of screw jacks supported on a small pad of poured-in-place concrete. As I recall, the beams consisted of 4x6's, or something similar. Based on a conversation I had with you in the crawl space, it is my understanding that you did not install the supplementary beam and post support system nor have you added anything to the supplementary support system since you moved into the house.

April 14, 2016

NORTON, SCHMIDT & WARDEN
CONSULTING ENGINEERS, LLP

RE: 1456 Drayton Woods, Dr.
Page 2 of 2

As you are aware, prior to my looking through the interior of the house and visiting the crawlspace, I walked around the perimeter of the house to see if there were any signs of differential settlement. I did find evidence that some work had been done on some mortar joints but did not find evidence that there were any step crack repairs and other signs of differential settlement. As with other inquiries that I made regarding work that has been done on the house, it is my understanding that any masonry work done on the house occurred prior to your living in the house.

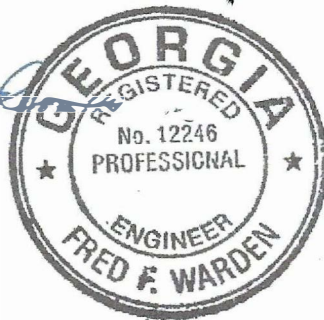
In this report, I have restricted my observations and comments to what you have indicated to me as being the main concern of your potential buyer, namely the cracks that have formed in the gypsum wall board. It my opinion that the size and extent of the referenced cracks in the gypsum wall board do not indicate, or even suggest, a serious structural problem.

Submitted by:



Fred F. Warden, P. E.
Partner

FFW/mtf





FRED F. WARDEN, P. E.
NORTON, SCHMIDT & WARDEN
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690 Brittany Manor Lane
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April 14, 2016

1456 Drayton Woods, Dr.
Tucker, GA 30084

RE: 1456 Drayton Woods Drive, Tucker, Georgia 30084
Cracks in Gypsum Wall Board at Doorways

INVOICE

2.00 hrs. @ \$120/hr..... \$240.00

TOTAL..... \$ 240.00

When remitting, please refer to Job Number 201604.02 made payable to Norton, Schmidt & Warden.

Thank you,

Fred F. Warden, P. E.
Partner

FFW/mtf

PAID

DUE UPON RECEIPT. PAST DUE STATEMENTS ARE SUBJECT TO A 1.5 PERCENT PER MONTH LATE FEE. PLEASE INCLUDE JOB NUMBER ON REMITTANCE.