

C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240

March 24, 2022

Matt Jarreau
611 North 26th Street
Richmond, VA. 23223

RE: Structural inspection

Dear Sir,

You asked our office to evaluate a structural concern at the above referenced location. The concern is with the structural stability of the rear addition of the house. The floor framing is very close to the ground and has started to deteriorate. The foundation consists of concrete that has cracks from settling. The floor framing and foundation needs to be replaced. The footing also needs to be replaced. It is too shallow. There is no practical way to remove the floor, foundation and footing without removing the entire addition structure. Due to the severity of the settling and requirements of building the structural elements, we recommend that the addition be demolished. It is our opinion that the addition cannot be salvaged. It is beyond reasonable repair.

This evaluation is based upon a visual inspection of the area of concern only; no other area or feature of construction was observed or considered. A whole home inspection was not performed. There is no warranty, either implied or explicit, with this evaluation. In recognition of the relative risks and benefits to both you and my firm, the risks have been allocated such that you agree, to the fullest extent permitted by law, as a condition of any reliance by you on this report, to limit my and my firm's liability for any and all damages to the amount of my firm's fee.

Sincerely,



Carl E. Duncan, P.E., L.S.

