

Architecture
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning


ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED

Job No. 177663

July 9, 2020

Saint Aubyn Homes
212 North Wahsatch Avenue, Suite 201
Colorado Springs, CO 80903

Attn: Josh Warren

Re: Follow-up Structural Observation

Fountain, Colorado

Ref: Structural Observation Report by RMG dated May 30, 2020, Job No. 170699

Dear Saint Aubyn Homes,

As requested, personnel of RMG – Rocky Mountain Group completed a follow-up structural observation report at the address referenced above. The purpose of the review was to re-evaluate the distress previously noted in the report referenced above. For the purpose of this letter, the front of the house has been considered west.

BACKGROUND:

Reportedly, the sump pump at the basement was replaced and confirmed to function properly as recommended in our previous report. The new downspout extensions at least 5 feet long were also installed on the northeast and northwest gutter downspouts. It was also reported that the drywall cracks, previously observed at the kitchen and dining room, extended further along the wall since our previous observation. According to the homeowner, the progression of the cracks continued but appeared to slow down since the sump pump was replaced and the downspout extensions installed.

OBSERVATIONS:

The drywall cracks observed at the kitchen and dining room were previously 1/16" wide. These same cracks appeared to have become slightly wider and extend further away from the wall openings since our previous observation. The steel beam at the basement still slopes down as previously observed. The cracks on the basement floor slab appear to be similar to what was previously observed.

CONCLUSIONS:

Based on our observations, it is our opinion that the house foundation is still structurally stable and adequately supporting the structure. However, the steel post and beam system directly below the dining room has likely experienced additional movement since our initial observation. Since the steel post is directly bearing on the floor slab, vertical slab movement can transfer through the post and cause movement at the main level floor. It is our recommendation to extend the steel post through the slab and directly attach it to the foundation pad below. During this process, the post could be adjusted to re-establish a more level condition of the main level floor at the dining room. A slip joint should be provided between the slab and the sides of the post with a compressible material. Once modifications at the basement are completed, the drywall cracks at the main level should be cosmetically repaired and monitored.

This report does not express nor does it imply any warranty of the future performance of the existing framing. No design calculations were performed on the existing framing by RMG unless noted. Not included is a review of structural, architectural, mechanical, electrical, plumbing, or cosmetic conditions, nor a comprehensive review of compliance with applicable building codes.

I hope this provides the information you requested. Should you have any questions, please do not hesitate to call.

Cordially,

RMG – Rocky Mountain Group

██████████
Forensic Project Engineer

