

Attn: Mr Jordan Clark

10-Jun-2021

RE: 71 Kanvista Ct.
Settling in Garage Floor

Mr Clark,

On Thursday, June 10th we visited the home at 71 Kanvista Ct. in Connestee. The owner wanted to proactively address a concern over some settling that was occurring in the garage floor.

The home, like many in Connestee, was built on a slope. The 12” CMU foundation wall that the garage was built on starts at ~1’ deep at the garage door and is ~8’ at its deepest point at the rear of the garage. The sag is deeper in the middle of the slab and evens out at the door and rear of garage. The ground at the outside of the house is stable and shows no signs of erosion. The 12” CMU foundation walls show no sign of cracking or movement.

We believe the sag is the result of uneven settling in the fill underneath the slab. The deeper fill at the rear of the garage has most likely settled over time but due to the edge of the slabs being supported by the CMU wall and with rebar, this has caused the middle of the slab to dip. Settling found in compacted fills of this age is not unusual.

We expect this settlement occurred slowly over time after the slab was poured. We do expect some minor additional settlement or sagging over the coming years. This is not a structural concern but a cosmetic issue.

Recommendations

There is not a structural concern. If desired, the garage slab can be removed and re-poured to create a new level surface. No structural repairs are needed associated with these cracks.

Please call me if there are any questions related to this report.

Regards,



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