

**John M. Joyce, P.E.**  
**Structural Engineer**

909 Northwest 37th Street  
Oklahoma City, Oklahoma 73118-7109

Vice-President \* National Council of  
Structural Engineering Associations  
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November 3, 2003

Miles Underwood  
P.O. Box 7413  
Edmond, Oklahoma 73083

Re: Structural Inspection of Residence @  
1313 S. Gemini Rd.  
Edmond, Oklahoma 73003-5803

Job No. 03-1101B

Gentlemen:

On Saturday, November 1, 2003, an inspection of the above residence was made per your request. The inspection occurred at 10:00 a.m. while the outside temperature was approximately 60 degrees. Soil conditions were damp with the Edmond area receiving light precipitation during the inspection. Present at the time of the inspection were Mr. and Mrs. Miles Underwood, the father of the homeowner, and John Joyce, P.E.

PURPOSE & SCOPE

The purpose of this report is to point out any signs of serious structural defects and to present my evaluation of the structural condition of the home. I have also been asked to recommend general structural repairs.

LIMITING PARAMETERS

This report is intended for the express use of my client. My observations are limited to the condition of the structure at the time of the inspection. My opinions are based on visual evidences of readily accessible areas and do not include destructive or invasive testing. My inspection is not technically exhaustive and does not include comprehensive engineering evaluations. My inspection does not include systems or components which are not related to the foundation, such as: Framing, Heating, AC, Electrical, Plumbing, Roofing, etc. This report does not include improvements, upgrades or recommendations.

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Structural Inspection @ 1313 S. Gemini Rd - Edmond

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This report does not include maintenance and or cosmetic suggestions or recommendations. This report does not include warranties or guarantees. This report is not a replacement for a buyer's pre-purchase General Home Inspection. The engineer can not determine the presence or absence of any suspected hazardous substances including but not limited to toxins, carcinogens, noise, and or contaminants in soil, water, and air. This report is not intended to indicate compliance or non-compliance of governing building codes. This inspection does not report on the presence or absence of pests such as wood destroying organisms, rodents, or insects.

This inspection does not require the engineer to enter any area or perform any procedure which may damage the property or present a danger to the engineer or others. This inspection does not require the engineer to move equipment, plant life, soil, or debris which obstructs access or visibility.

#### DESCRIPTION

The property is a single story wood frame structure with an exterior finish which is a combination of brick veneer and wood siding. The floor is a concrete slab-on-grade. The roof is a wood frame gable roof. The home contains approximately 1,732 square feet plus an attached two-car garage. The foundation appears to consist of a poured concrete continuous spread footing. The roof framing consists of prefabricated wood trusses. It is reported that the construction of the home was completed in 1980. For the purposes of this report, the front of the home faces east.

#### EXTERIOR INSPECTION

During an inspection of the exterior of the structure, a significant amount of tuck-pointing appeared to have taken place below the bathroom window at the south wall. This tuck-pointing was noticeable mainly because no effort had been made to match the existing color of the mortar. It also appeared that the mortar contained a disproportionate amount of portland cement. It was also noted that the exposed exterior stem walls at the perimeter of the home had minor spalls at each corner and some exterior surfaces were slightly out of plane. None of these observations appeared to be evidence of a severe structural defect.

#### INTERIOR INSPECTION

At the interior of the home, an area of unstained baseboard was noted at the southwest corner of the hall bath. A similar separation was noted at the southeast corner of the closet of the southwest bedroom. No other interior defects were noted which indicated the presence of a significant structural defect. Inside the garage, minor separations were noted at the north and south stem walls between the stem walls and the floor slab.

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### CONCLUSIONS & RECOMMENDATIONS

In conclusion, it is my opinion that none of the observed defects either inside or outside of the home justify immediate structural repairs. Structural repairs will not be required unless the existing cracks or separations increase significantly in the future. Based on the age of the home it is probable that most of the significant foundation movements have already occurred.

Thank you for the opportunity to be of service. If you have any questions pertaining to this report or should further assistance be required, please feel free to contact my office.

Respectfully submitted,  
JOHN M. JOYCE, P.E.



Structural Engineer  
Oklahoma No. 14855

JMJ/mw

Enclosure

**John M. Joyce, P.E.**  
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**I N V O I C E**

|   |               |
|---|---------------|
| Structural Inspection & Report on the above Referenced Project: | \$ 250.00     |
| Amount Paid November 1, 2003:                                   | <u>250.00</u> |
| Total Amount Now Due:   | \$ 0.00       |

Thank You!