

INTERIOR

Overall Condition:

Using a laser level, this home slopes downhill from front to back (W to E) 5". I measured by the front wall of the Formal Dining room to the back wall of the kitchen/dining area. The laser readings for this area are the top 2 pictures. That is significant settlement!

I also measured the 2nd floor and found the floors to drop at least 4" from the front wall

of the SW bedroom to the back wall of the SE bedroom (old master bedroom). The bottom 2 pictures are showing this measurement. The new master bedroom dropped 3 1/2" just in the 20' span of that room, not counting the master bathroom that also had sloping floors. 3 of the 2nd floor doors (except the old master bedroom) have been trimmed about 1/4" on the top. The door jams are not plumb.

The only structural crack that I found was in the old master bathroom in the tile on the S wall. The living room floors have a curve in them. My 4' level rocked when placed on the flooring at the doorway to the sun room. Over top of this area is an archway. If you stepped back near the front door, you can see the crown molding changes slope over the archway, but there are no structural cracks in the corner of the archway. Somebody has gone through this home and did an exceptional job remodeling over areas that had structural movement. The hardwood floors in the living room have gaps that were filled in at the ends of the boards. These gaps show that the back end of the house has settled more than the front separating the floor boards.

It appears that this home has mostly settled uniformly over the years, but there are signs that it wasn't all uniformly. I don't know when the settlement occurred or if it's going to settle more in the future. My guess is the reason for the settlement was the water runoff wasn't controlled in the past, which is why they installed large drain and driveway in the back with the gutter downspouts funneling to it under the concrete.

My recommendation is to have a licensed Structural Engineer and a licensed Soils Engineer review and oversee any repairs by a licensed Foundation Contractor. They need to determine if this is on stable soil and go over the options to having the home lifted back to level. If the house can be raised back to level, what are the costs involved?...including repairs of any damage from having it raised. If the house is left as-is, my biggest concern is the ability to sell this home in the future and what affect it will have on value?

