

Jeff Talkers, PE

PO Box 17212, Ft. Mitchell, KY 41017 (859) 512-9228

July 7, 2023

For: Jacob Lind

Address: 1713 Hilltree, Cincinnati, OH

Subject: FRONT PORCH INSPECTION REPORT

I inspected the house front porch on Thursday, July 6, 2023, and conclude:

The brick and sided two-story house is over 50 years old with concrete foundation walls and a covered front porch on a concrete slab with 4 columns.

The front porch concrete slab has settled away from the house foundation over time due to settlement of the soil under the slab and possible root systems along and under the porch slab. The large shrubs can remove moisture in the soil causing it to shrink and create settlement issues for the concrete slab of the porch. This apparently has been happening for over 40 years as the porch has settlement cracks as well.

The far right-side porch column appears to be the only one affected with a slight inward lean to it. The columns can be straightened with some shim work and the shrubs can be removed. If the porch continues to settle, it can be lifted with pumping grout under the slab to fill any voids below the slab. The column does not appear to be compromising the porch's structural stability but is more cosmetic and can be straightened.

The front porch slab foundation and columns appear to be in fair to good condition and stable for a house of this age at the time of inspection. Remove all large landscaping along the front porch and monitor the slab. Keep all drainage away from the porch and foundation of the house.

This 'visual only' inspection is my Professional Engineers opinion, and no testing was done at this time. I observed the conditions which were asked of me to address, and this report does not imply a guarantee or warranty. Future conditions may change and may require monitoring.

This inspection occurred on Thursday, July 6, 2023, by Mr. Jeff Talkers, registered Professional Engineer in Ohio No. 53383.



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Image 1 – Front of House and porch



Image 2 – Right side post leaning inward



Image 3 – Porch slab has settled away from house



Image 4 – Right side post on slab and seat



Image 5 – Other 3 posts are straighter



Image 6 – Large shrubs along porch corner