

Notes Regarding the Structural Engineering Investigation Report

10410 Forest Garden Ln.

Several months ago, while preparing for this auction we discovered some cracks in the basement walls in the furnace room. We had several foundation companies come to the patio home for their suggestions. We received a wide range of opinions from these companies. One of the companies suggested that we have a structural engineer inspect the patio home and complete a report. We received strong recommendations for an engineer with Renaissance Design Build, Inc., Nathan Grimes. Mr. Grimes completed an on-site inspection in December 2022, and we received the detailed report in February 2023.

The basement wall cracks, the garage floor crack, and the patio hairline crack were repaired by The Dwyer Company, Inc., as per the Engineering Report, in March 2023. The brick masonry repairs were completed by Louisville Masonry and Stone through the Forest Garden HOA, in April 2023. The few nail heads that were popped up on the deck were nailed back down. The interior drywall cracks inside the patio home appear to be minor and were not repaired. We assume the new owner will most likely repaint the interior and these cracks should be a minor repair. The drywall cracks in the garage will be much easier to repair by the new owner and the garage interior repainted when the garage is empty.

If you have any questions regarding the Engineering Report or these repairs, please phone Joe Gribbins, Auctioneer/Broker at (502) 550-7045.