

James H. "Hank" Belcher, P.E.
Structural Specialty

AL#14182
205-441-0339

October 25, 2018

3325 Cherry Tree Lane
Birmingham, AL 35216

TO: Heather Goss, 205-563-0456, heatherhgoss@gmail.com
SMS Management, 205-624-3586, rmridener@selectivemgmt.com, 211 Yeager Pkwy, 35124

Subject: Lake Cyrus Clubhouse, Hoover, AL Structural Review

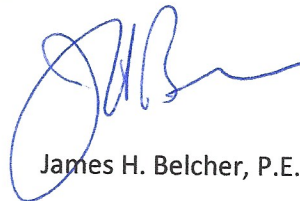
At your request, on October 25, 2018, I visited the subject address to perform a general structural review of the property. This report is not valid without the associated professional services agreement. The following is offered.

Summary: Evidence disclosed this facility is structurally sound. Further details of scope and disclosures follow.

Scope, Findings, and Recommendations: It was requested by you that I perform a structural review of the subject property due to a considered purchase by the HOA. All exterior walls and floors were checked for level and plumb. A general review of the entire exterior and portions of the attic were also made. All floors, walls, and columns were found essentially level and plumb. The roof trusses observable in the attic all appeared in good condition. There was no evidence there is any structural duress. The following items however should be noted. The main building has settled about ½" more than the exterior columns due to differential loads on the ground. This has resulted in the upper level exterior decking sloping slightly toward the building. The back-left corner of the building has settled slightly resulting in slight cracks in the rear stucco and one foundation crack – this is however not a structural duress issue, only minor settlement. There is a surface drain in the back right that is above the surface water runoff flow – the ground area around this drain should be "bermed" to allow water to flow into the drain. A foul odor was noted in the men's room. This odor is more than likely the result of a trap that has gone dry allowing sewer gas to enter.

Please refer any questions regarding this report to the number shown at the top of the page.

I appreciate the opportunity to provide this service.


James H. Belcher, P.E.

