



August 13, 2025

Deborah Blevins
703 Forrest Lane
Creedmoor, NC 27552

Via email to: bonnie@trianglehomesandland.com, deblevins777@icloud.com

RE: Structural Investigation
703 Forrest Lane, Creedmoor, NC
Project #: 25-1100

Ms. Blevins:

As authorized, McClancy Engineering, PC performed a limited structural assessment at the above site on August 11, 2025. The site inspection was performed, and this report written by John McClancy, P.E., president of McClancy Engineering, PC.

SUMMARY OF FINDINGS

For your convenience, I have prepared the following brief summary of my findings:

- The cracks and movements in the foundation walls consistent with routine age-related imperfections. There was some distress in the left side and left rear foundation walls, but these elements remained adequate to support the building structure and, with proper attention to maintenance, may be expected to do so for the foreseeable future. No related structural repairs were needed at the time of this inspection.

SCOPE OF SERVICES

As we understand it, the scope of this project was to evaluate specific concerns regarding the performance of the building foundation and prepare this written report of our observations, conclusions and recommendations. This was accomplished by direct

physical examination of the subject property. This investigation was limited to visual inspection techniques only. No destructive or invasive testing or procedures were performed during this investigation unless specifically noted in the report.

For the purposes of this report, all directions (front, rear, left and right) are given from the point of view of a person standing in front of the home and facing it.

PROPERTY DESCRIPTION

The subject of this investigation was a single-family residence. The basic construction was conventional in nature and consisted of a wood-frame superstructure supported by a masonry foundation system enclosing a crawlspace. The building was reportedly built circa 1982.

The building was generally accessible for inspection. However, since the construction of this home was finished long ago, interior and exterior finish materials concealed many of the basic structural components. Structural evaluation of those components was necessarily limited to conditions that may be reflected in the condition of the finish surfaces. Access was restricted by the following specific condition:

- The inside surfaces of the foundation walls were mostly not visible due to the presence of adhered foam-board insulation.

OBSERVATIONS AND CONCLUSIONS

There was a series of hairline to 1/4th inch wide vertical and diagonal (stairstep) cracks in the left side and brick foundation walls. Some of the cracks had been repaired with brick mortar. The aged appearance of the repairs was consistent with the report that they had been made prior to your ownership of the home. The repairs generally did not exhibit evidence of significant additional movement. An approximately 4-foot-wide segment of wall on the left rear was slightly (~1/16th inch) out of plane with the rest of the wall.

The left side and left rear foundation walls exhibited evidence of vertical movements in the form of misalignments of the mortar bed joints generally consistent with long-term settlements of foundation soils and pressure from the root systems of the nearby trees. There appeared to have been downward settlement at the left rear corner and upward heave near the centers of both walls. The total differential movement was estimated to be about 1-1/2 inch.

On the interior, there was a series of repaired cracks in the drywall surfaces at the corners of doorways. The cracks were non-remarkable and consistent with routine imperfections that are to be expected in a home of this age and construction type. There are numerous interrelated causes for such cracks, including foundation settlements, seasonal moisture cycles, material fatigue and gravitational fluctuations.

Unfavorable site drainage is also a common cause of foundation movements. Although drain extension pipes were present on most of the gutter downspouts, it was reported that these had been installed since your purchase of the home.

In general, there was a little more distress in the foundation walls on the left and left rear than is usually the case for homes of this age and construction type in this area. However, the foundation appeared to be providing adequate support for the home and may be expected to continue to do so with proper attention to gutter maintenance and site drainage. No related structural repairs were needed at the time of this inspection.

McClancy Engineering has the experience and expertise to assist you with the structural design, construction inspection and project management needed to correct these problems. However, this work is beyond the scope of services authorized thus far and has not been performed. Please let me know if I can be of further service.

LIMITATIONS

This report is an assessment of the noted conditions based on visual evidence and our qualified knowledge and experience. It is not a guarantee or warrant of condition or suitability for a particular use. All comments and conclusions are considered accurate to a reasonable degree of engineering certainty based on the evidence available at the time the report was issued. All opinions and conclusions are subject to revision based on receipt of new or additional information.

All services are provided exercising a level of care and diligence equivalent to other professional engineers providing similar services under similar conditions. No other warranty, expressed or implied, is offered.

This report is the work product of an engineering investigation. This report is not a home inspection as defined by Section 142-151 of the North Carolina General Statutes nor is it a code compliance report unless specifically stated. While comments may be offered on any untoward conditions or building code violations observed, these conditions were not the focus of this investigation.

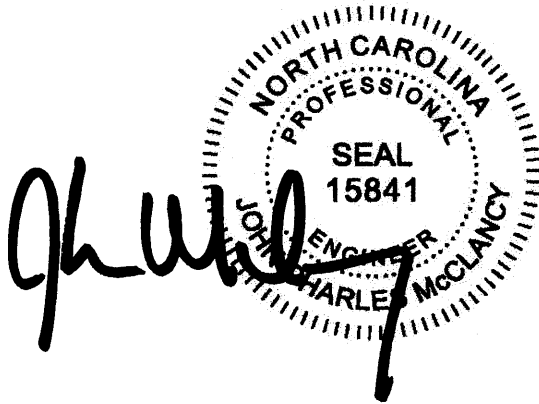
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These services are confidential in nature and this report will not be released to any other party without your express consent. The use of this engineering work is limited to the express purpose for which it was commissioned and it may not be reused, copied or distributed for any other purpose without the express written permission of McClancy Engineering.

Please call if you have any questions or I can be of further assistance. Thank you for choosing McClancy Engineering.

Respectfully Submitted:
McCLANCY ENGINEERING, PC

A circular professional seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the word "SEAL" and the number "15841". A handwritten signature, "John McClancy", is written across the seal.

John McClancy, PE
President
NCPE# 15841
FIRM# C-2205