

Foundation Repair Summary

The current owners addressed a section of the foundation wall in 2020 with a professional repair completed by Carolina Foundation Solutions.

At that time, four helical tieback anchors were installed along the affected wall. These are engineered steel supports that extend into stable soil behind the home and are secured to the wall to provide reinforcement. The purpose of this system is to stabilize the wall and prevent any further movement over time. This is a common and widely accepted method used in foundation repair.

It's important to note that this type of repair is designed to stabilize the structure moving forward rather than return the wall to its original position. The work has already been completed and the system has been in place since 2020.

Warranty Information: The repair included a one-year workmanship warranty from the installing contractor, Carolina Foundation Solutions. In addition, the structural components are covered under a 30-year limited transferable manufacturer warranty through the CHANCE / Hubbell system.

What this means for a future owner is that the system itself is designed for long-term performance, and if there were ever an issue related to the materials, there is coverage in place through the manufacturer (subject to their terms and registration requirements).

All documentation related to the repair and warranty is available for review.

Overall, the sellers took a proactive approach in addressing the issue, and the repair has been completed using a professional, engineered solution.