



June 30, 2026

Amy Huitt

Re: Limited Structural Inspection
212 Mint Hill Drive
Cary, NC

Dear Amy Huitt:

At your request, a limited structural inspection of the above property was performed on June 26, 2026. The report that follows has been prepared based on that inspection. The inspection was performed by Colson Teal, EI of Giles Flythe Engineers.

The scope of this project was limited to the inspection and evaluation of cracks in the perimeter foundation walls. The report is intended to cover only those premises that may be examined visually without excavation, removing surface materials, and disassembling components.

No tests, measurements, or calculations have been made except as described in this report. We have not investigated for toxic materials/wastes or examined public records regarding this property. The scope of the inspection does not assure that the property conforms to any regulations, restrictions, or building codes that may be in effect at its location.

DESCRIPTION

The 2-story, wood-framed home (with a crawlspace) is constructed on perimeter masonry foundation walls with masonry piers supporting floor girders. The house was built in 1994 according to Wake County Real Estate Tax Records. For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing outside and facing the front door of the home.

Upon our arrival, access to the interior was provided by the homeowner. The items detailed above in the scope were subsequently inspected.

Note that the original builder was not interviewed and no plans for the construction of this home were provided. The information presented in this report is gathered from the conditions visible at the site, as they existed at the time of the inspection. A limited photo log is included with this report.

OBSERVATIONS

Interior:

1. A hairline crack (less than 1/16" wide) was observed in the finish materials at the front perimeter wall of the front right room located approximately 4'-0" from the right exterior wall.

Garage:

2. A vertical/stair-step crack (up to 3/16" wide) was observed in the right foundation wall located approximately 13'-0" from the front perimeter wall of the garage.
3. A provided push pier certification report by *Stark Foundations* dated May 27, 2021 indicated that five (5) push piers were previously installed along the right and rear perimeter walls of the garage.
 - a. Note, Giles Flythe Engineers did not originally specify or certify these helical piers.

Exterior:

4. Cracks/separations were observed in the perimeter foundation walls in the following locations:
 - a. A vertical/stair-step crack (up to 3/16" wide) was observed at the right perimeter foundation wall located approximately 13'-0" from the rear perimeter wall.
 - i. This cracked was noted to be partially sealed with no signs of propagation.
 - ii. Note, this aligns with the crack in Observation #2.
 - b. A vertical crack (up to 1/8" wide) was observed in the rear perimeter foundation wall located approximately 9'-4" from the right perimeter wall.
 - c. A minor vertical crack (less than 1/16" wide) was observed in the rear perimeter foundation wall located approximately 21'-10" from the left perimeter wall.
5. Gutters and downspouts (with leaders) were installed on the home. Grade was noted with a relatively neutral slope along the front perimeter walls and a relatively positive slope away from the right, rear, and left perimeter walls of the home.

Crawlspace:

6. Cracks/separations were observed in the perimeter foundation walls in the following locations:
 - a. A minor vertical crack (less than 1/8" wide) was observed in the rear foundation wall located approximately 21'-6" from the left foundation wall.
 - i. Note, this aligns with the crack in Observation #4c.
 - b. A vertical crack (up to 1/8" wide) was observed in the rear foundation wall located approximately 0'-8" from the right foundation wall.
 - i. Note, this aligns with the crack in Observation #4b.
 - c. A minor vertical/stair-step crack (less than 1/8" wide) was observed in the right foundation wall located approximately 1'-6" from the rear foundation wall.
 - d. A minor stair-step crack (less than 1/8" wide) was observed in the right foundation wall located approximately 8'-6" from the rear foundation wall.
 - e. A minor vertical crack (less than 1/16" wide) was observed in the front foundation wall located approximately 9'-6" from the left foundation wall.

DISCUSSION

The hairline interior wall finish material crack noted above (Observation #1) is likely the result of a combination of the supporting members contracting/deflecting and limited differential foundation settlement. Minor drywall cracking and finish carpentry separations are typically associated with changes in weather, temperature and humidity causing wood to shrink and swell with the seasons. We do not consider the interior wall finish material cracks to be a structural concern.

The cracks in the foundation walls noted above (Observations #2, #4, and #6) are likely due to limited differential foundation settlement. The clay soils in this area are considered “expansive” type soils and will typically expand and contract with fluctuations in the moisture content. This expansion and contraction of load bearing soil materials below foundations can lead to soil consolidation and foundation cracking. If conditions around the foundation remain relatively dry, the likelihood of future significant settlement will be reduced, but we cannot predict the extent of future settlement. Due to the lack of propagation in the sealed crack noted above (Observation #4a.i), we believe the push pier system is performing as intended at this time and monitoring cracks for additional settlement is an acceptable approach at this time. The condition of the foundation walls does not appear to be a significant structural deficiency at this time.

The recommendations presented in this report are based on our experience and understanding of the concerns to provide a reasonable solution based on the conditions that were visible and/or known to us on the date of inspection. As this report is based on the circumstances at one point in time, conditions may change which may alter our opinions or result in additional repair recommendations. Further, the recommendations are the opinion of the Engineer to address structural-related concerns and may not rectify cosmetic issues.

RECOMMENDATIONS

The contractor should verify all dimensions prior to ordering materials. If there are any questions or concerns regarding location or method of repair contact the engineer prior to construction.

1. No structural repairs are required at this time.
2. Monitor the cracks in the foundation walls noted above. If the cracks widen significantly (expand by an additional 1/8”) or additional significant cracks (greater than 1/4” wide) propagate, then further evaluation by a structural engineer is recommended.
3. We recommend ensuring that stormwater drains positively away from the home to minimize the risk of future water infiltration. This can be accomplished ensuring gutters, downspouts, and leaders remain clear of debris and properly functioning. Also, creating a positive grade, where possible, away from the perimeter of the home will aid in the stormwater evacuation.

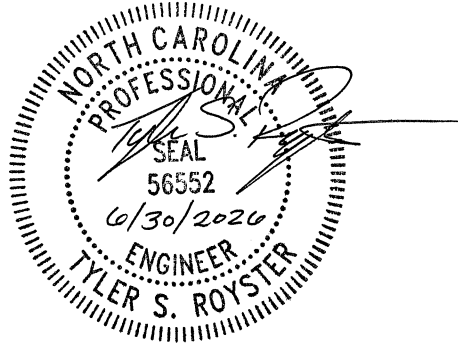
CONCLUSION

We trust that this report provides the information you require. Please contact us at 919-465-3801 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,



Colson Teal, EI
Project Engineer
Giles Flythe Engineers Inc.
NC Lic. No. C-2871



Tyler S. Royster, PE
Project Manager
Giles Flythe Engineers Inc.
NC Lic. No. C-2871

Enclosed: Limited Photo Log

Description

General view of the front of the home (for reference).

Photo No.
1



Description

View of the hairline crack in the finish materials.

Photo No.
2



Description

View of the vertical/stair-step crack in the right perimeter foundation wall of the garage.

Photo No.
3



Description

View of the vertical/stair-step crack in the right perimeter foundation wall of the home.

Photo No.
4



Description

View of the vertical crack in the rear perimeter foundation wall located approximately 9'-4" from the right perimeter wall.

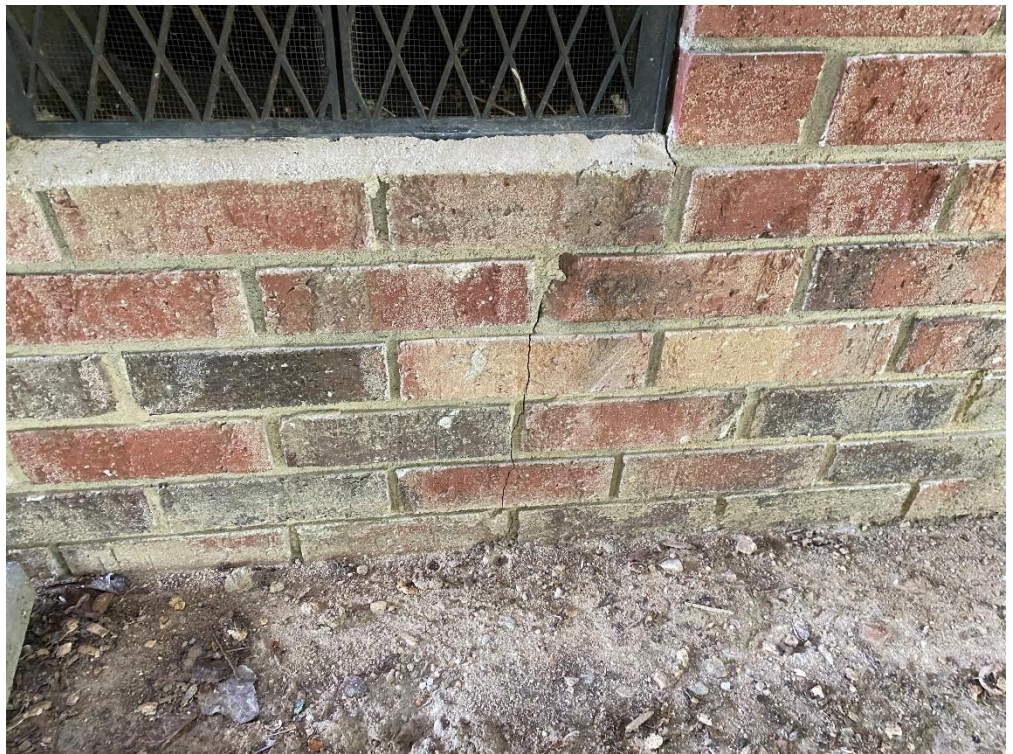
Photo No.
5



Description

View of the minor vertical crack in the rear perimeter foundation wall located approximately 21'-10" from the left perimeter wall.

Photo No.
6



Description

View of the minor vertical crack in the rear foundation wall located approximately 21'-6" from the left foundation wall.

Photo No.
7



Description

View of the vertical crack in the rear foundation wall located approximately 0'-8" from the right foundation wall.

Photo No.
8



Description

View of the minor vertical/stair-step crack in the right foundation wall located approximately 1'-6" from the rear foundation wall.

Photo No.
9



Description

View of the minor stair-step crack in the right foundation wall located approximately 8'-6" from the rear foundation wall.

Photo No.
10



Description

View of the minor vertical crack in the front foundation wall located approximately 9'-6" from the left foundation wall.

Photo No.
11

