

Tuesday, October 21, 2025
Jordan Samuel
Homeowner

Professional Engineer Inspection and Evaluation
25.028 – 1009 Mondavi Place, Apex, NC

To Whom It May Concern:

Armen Armenakyan, PE with JSM Engineering PLLC performed site inspection on October 20, 2025, to evaluate multiple concerns at the residence.

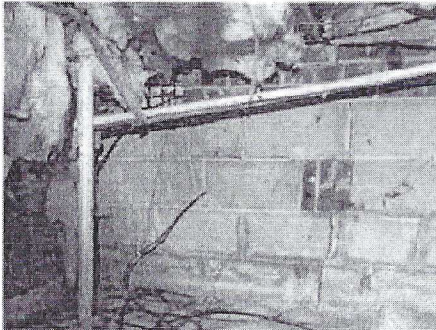
Interior wall sheathing cracks at the door corners and above doors in multiple places; floor depression; exterior masonry cracks above the front entrance door and below the window to the right of the front entrance.

During the structural observation several items were identified:

1. At the back right hand side corner of the house floor insulation had fallen off



2. At the front wall the vents were closed shut.
3. Exterior masonry cracks above the front entrance door and below the window to the right of the front entrance
4. Crack in the foundation wall at the right-hand side back corner of the house



5. Crack in the foundation wall at the front of the house



Recommendations:

1. Reinstall floor insulation.
2. Open the closed vents. If natural ventilation is not adequate, install dehumidifier in the crawl space.
3. Tuckpoint the exterior masonry above the front door and below the window on the right of the door.
4. and 5. Foundation wall cracks are indication of a settlement. Obtain services of licensed foundation repair company and install helical piers at 6' on center at the front of the house and right-hand side back corner of the house to an ultimate bearing capacity of 18 KIPS. Continue monitoring the cracks in the foundation wall around the house. If new cracks appear over time in different locations, additional helical piers will need to be installed.

The scope of work for the preparation of this professional engineering report was limited to a non-destructive and visual inspection of the locations accessible framing/foundation systems. JSM Engineering PLLC did not perform any destructive testing for purposes of exposing concealed or hidden structural conditions. This professional engineering report does not warrant any future performance of the subject residential structure.

Sincerely,

Armen Arseny
JSM Engineering
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