

Jeffrey J. Moss, P.E.
Senior Structural Engineer

1104 Chimney Hill Drive
Apex, NC 27502
PH. (919) 740-0188
Email: jeffmosspe@gmail.com

July 15, 2026

???
8711 Owl Roost Place
Raleigh, NC 27617

Re: Structural Investigation
Project #26250

Dear ???:

I conducted a site inspection of the property located at the above-referenced address. The property is a single-family townhouse residence. For purposes of this report, all directions (left, right, rear, etc.) are referenced from the viewpoint of an observer standing in front of the house facing the residence. My inspection was limited to the area surrounding the garage.

As part of my evaluation, I reviewed the report prepared by Equagen Engineering & Inspections, dated November 15, 2022, including the photographs documenting the same area that was inspected during my site visit. The information contained in that report was considered in conjunction with my field observations.

FIELD OBSERVATIONS:

- The residence has a front-entry garage with a concrete retaining wall located along the left side of the driveway (Photos 1 and 2).
- A gap was observed in the brick veneer at the left front corner of the garage (Photo 3).
- The separation continues along the left side of the residence, gradually decreasing in width toward the rear of the garage (Photos 4 through 7).
- The width of the gap measured approximately 1 inch, which is consistent with the width documented in the Equagen Engineering & Inspections report (Photo 8).
- No cracks were observed in the exterior retaining wall or in the adjacent areas above the retaining wall (Photo 9).

- A vertical crack was observed in the retaining wall on the interior side of the garage. The crack was similar in length and width to the crack documented in the November 15, 2022, Equagen Engineering & Inspections report, with no evidence of progression (Photos 10 and 11).

CONCLUSION:

Based on my field observations and comparison with the November 15, 2022, Equagen Engineering & Inspections report, the separation in the brick veneer at the front left corner of the garage and the vertical crack in the interior retaining wall appear to have remained essentially unchanged over the past approximately 3½ years.

I recommend repairing the separation in the brick veneer by removing the loose mortar and repointing the mortar joints along the front left corner of the garage and the adjacent left side of the residence. This repair is intended to restore the appearance of the brick veneer and prevent moisture intrusion; however, it is not expected to address the underlying cause of the separation.

In my opinion, the most likely cause of the separation in the brick veneer is differential settlement of the foundation or footing supporting the brick veneer in this area. Confirmation of this condition would require excavation adjacent to the foundation to expose and evaluate the footing.

Based on the observed condition of the retaining wall and the lack of apparent change since the 2022 inspection, it is my opinion that the brick façade and adjacent retaining wall have experienced movement at some point in the past but has remained stable for at least the past approximately 3½ years. Therefore, no structural repairs to the retaining wall are recommended at this time.

I recommend continuing to monitor both the brick veneer separation and the retaining wall for evidence of future movement, such as an increase in crack width, additional cracking, or vertical displacement. If any significant changes are observed, the conditions should be re-evaluated by a licensed professional engineer.

Respectfully Submitted:

Jeffrey J. Moss, P.E.
Senior Structural Engineer