

P. E. TEAGUE, P.E., PLLC
2705 WATERLOO CT., RAL, NC 27613
PETEAGUE50@GMAIL.COM
(919)247-2572

June 30, 2026

(Lic. #P-0207)

To: Stacy Morgan

Subject: 1205 Watauga Street
Raleigh, NC
PO#27249ASM

To Whom It May Concern,

The following observations have been made on subject project after a site inspection has been conducted. A renovation is taking place. In the crawl space several items need to be addressed. One of the masonry pier concrete footings has been exposed and compromised by too much excavation of the sub surface soils. I recommend inserting (2) #4 rebar onto the sides most compromised by the excavation embedded 6" with epoxy mortar and in the bottom then building a wooden form around the existing footing. Expand the footing on the two sides 6" and projected to the ground base. Also, the girder in that section needs a 6x6 post or 8"x16" CMU block with flat treated wood on the top with 18"x18"x8" concrete footing installed in the middle third span between the existing masonry piers.

The subsurface soils are getting over saturated with storm water runoff penetrating the crawl space leaving an effervescent stain at the base of the foundation wall. Around the perimeter of the house, the ground is flat causing storm water runoff to flow back towards the foundation wall. Around the perimeter of the house, I recommend installing ABC stone (Aggregate Base Coarse – "Crush & Run" base material) along the foundation wall of the house to create a slope that causes the storm water to run away from the foundation wall then re-install mulch or grass. Install ½" round wells to achieve the proper slope for drainage around any air vents or crawl space access door. Fill the ½ round with drainage stone and weep hole to discharge any storm water collected. Check the foundation drain around the perimeter of the foundation if not performing as designed replace or repair. All the downspouts need to be above ground with an elbow and solid corrugated pipes installed on the ends to extend out a minimum of 36" to direct storm water away from the foundation subsurface soils or to the edge of any natural area. Replace on rotted or termite damage wood with like size lumber and treated sill 2x6 sill plate.

The above-listed determinations and recommendations are made in compliance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. The conclusions are based on limited visual observations made at the subject project site. Destructive testing or monitoring was not performed or requested. All work is to conform to applicable provisions of current building standards. All conclusions are considered accurate to the extent of evidence available and conditions at the time of evaluation. All opinions and conclusions are subject to revision based on receipt of new or additional information. If you have any questions or additional issues arise, please feel free to call me at (919)247-2572.

Sincerely,



Patrick E. Teague, P.E.



6/30/26