

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

August 9, 2021

(Lic. #P-0207)

To: Royster Washington

Subject: 174 Pine Cove Drive
Oxford, NC

To Whom It May Concern,

The following observations have been made on subject project after a site inspection has been conducted in response to a home inspection report. On the right side of the house the brick has a stair step crack under the window. It appears that the windows were replaced and the steel lintel has been removed. I recommend re-installing the lintel for proper load bearing. Also, the ground is flat by the foundation wall causing storm water runoff to flow back towards the foundation wall on the front and right of the house. The subsurface soils are getting over saturated with storm water runoff. I recommend first checking the French drain along the back of the house. I recommend installing ABC stone (Aggregate Base Coarse – “Crush & Run” base material) at the surface on the front and right side of the house at the exterior foundation wall of the house. Create a slope with the ABC stone (4”-6” from the ground up the brick wall) 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 if they are too close to the ground. Fill the ½ round with drainage stone and weep hole to discharge any storm water collected. The downspouts that are buried, I recommend at each location to install an elbow and minimum 36” solid corrugated pipes on the ends or extend to the edge of the natural area. On the back left corner (when facing the back), install a left elbow and a solid corrugated pipe to extend to the edge of the natural area. Install a left elbow on the back left corner downspout and extend solid corrugated pipe around the side. To water proof the crack, apply epoxy mortar caulk.

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.



8/09/21