

**Chris Holmes, P.E. & Associates, Inc.**

*Providing Structural Solutions*

License # C-4118

Oleander Oaks  
5725 Oleander Dr., F-4  
Wilmington, NC 28403

Phone (910) 796-9988  
Fax (910) 796-9989  
[office@holmespe.com](mailto:office@holmespe.com)

September 9, 2025

Joey LeBlanc

Re: Job #25378 – 322 Windemere Rd.

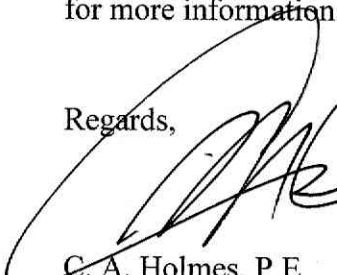
Joey,

We visited the site as requested to check the settlement around the masonry chimney and fireplace. During our site visit, we noticed the perimeter of the dropped room was a slab on grade foundation compared to the adjacent portion of the house. It appears that the perimeter has experienced some settlement in this area, most significantly where the fireplace is located. This is most likely due to the concentrated deadload of this full masonry fireplace. At the time of our site visit, we reviewed the brick, brick joints, and accessed the attic area. We did not note any cracking and/or separation of the existing brick work and it does not appear that there is any continuation of differential settlement at these locations. At this time, we feel this is only a cosmetic issue and does not adversely affect the structure of the home, as evidenced by the roof framing around the fireplace, which appears to be independently framed with pre-engineered roof trusses. Based on what we were able to observe during our review, the fireplace does not appear to offer any structural support to the roof system.

In conclusion, we noticed settlement in the perimeter of the fireplace room; however, the main structure appears to be structurally sound and is performing adequately. We do not believe this settlement is a structural concern at this time.

It should be noted that we base our opinions on structures of similar size, age, and construction. We did not check any other portion of the structure except to develop our opinion for the writing of this document. This report is based on the information available at the time of release. Should additional information arise, we reserve the right to determine the impact, if any, the new information may have on our opinions and recommendations and to revise them if determined necessary and warranted. Any deviation from our original recommendations must be approved prior to installation. If additional consultation time or details are needed, please contact our office for more information and for additional fees that would be associated.

Regards,

  
C. A. Holmes, P.E.  
CAH:bwh

