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07-26-2023

Also Copied:
Lenoir Medlock
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Subject: Residential Structure – Foundation Assessment
180 Britten Cove

MAE # 852323

Hi Luci and Lenoir,

Medlock and Associates has conducted a site visit to 180 Britten Cove to observe and comment on the current condition of certain structural elements as mentioned in a recent Home Inspection Report (HIR). The recent HIR was prepared by M and M Inspections (MMI) - Manuel Orellana 4225 561-596-1383 www.mandminspection.com mo@mandminspection.com and dated: 6-20-2023.

The structure consists of an upper level that is conventionally wood framed with a finished, "partial daylight" basement level that is of Concrete Masonry Unit (C.M.U.) construction. The structure was originally built in 2004.

MAE's observations and recommendations are as follows:

MMI's HIR states as follows:

2.0 (1) The stucco coating on foundation walls at the exterior in areas is cracked. Foundation walls were not visible inside the crawlspace due to vapor barrier. Although this is consider cosmetic it could be the result of structural issues. A qualified contractor should inspect and repair as needed. If the repairs are above the scope of the building code, a structural engineer should be consulted.

MAE's observation of the cracks in question are that they are minor vertical cracks in the CMU walls likely due to shrinkage and in at least one case, being located at a foundation wall vent penetration. MAE's opinion is that the cracks in question do not pose a structural issue or concern.

We recommend that the cracks be filled with a weather grade masonry caulk to mitigate any potential moisture or pest intrusion. Also, as a general rule of practice, it is recommended that cracks of this nature be monitored over time to ensure that no further shrinkage or movement occurs. This can be accomplished by installing crack detection monitors as desired, thereby establishing a baseline record of the absence or presence of future movement.

MMI's HIR states as follows:

5.0 (1) There are cracks on the slab/floor in the basement utility room and hallway in the main level. Slab/ floor cracks, more often than not, are common and can be found on many homes; however, NC home inspectors are not structural engineers. Therefore, NC home inspectors cannot give their opinion on whether or not a slab crack(s) is or is not a structural concern. While foundation cracks are often typical settlement cracks, other types of slab cracks can be an indication of a larger structural concern. For this reason, and since opinions vary, I recommend further assessment by a structural engineer.

MAE's observation of the cracks in question are that they are likely the result of typical shrinkage or expansion and not a structural deficiency.

The floor surface treatment in the upstairs main level is poured and stained concrete. The crack in the main level hallway floor indicates some minor deflection on the left side of the crack, indicating that the TJI floor joist's may have deflected slightly under the weight of the concrete floor surface treatment, and near to a partition wall corner. Since the full cause of the deflection is not discernable due to concealed framing, there is no readily available remedy to repair the crack's unevenness. MAE 's opinion is that due to the minor nature of the deflection and the age of the crack, it is not of a structural concern.



MMI's HIR states as follows:

5.0 (4) There is a vertical crack in the foundation wall at the garage. Foundation cracks, more often than not, are common and can be found on many homes; however, NC home inspectors are not structural engineers. Therefore, NC home inspectors cannot give their opinion on whether or not a foundation crack(s) is or is not a structural concern. While foundation cracks are often typical settlement cracks, other types of foundation cracks can be an indication of a larger structural concern. For this reason, and since opinions vary, I recommend further assessment by a structural engineer.

developed or discovered after the issuance of this report, MAE reserves the right to amend, alter, or change the report as needed to reflect consideration of the additional or different facts, data, or information.

We are pleased to be of service. If you have any questions regarding this report or require further assistance, please call.

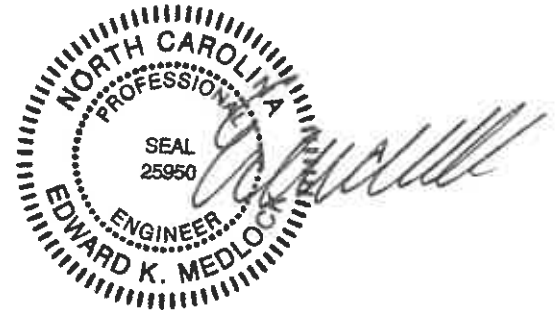
Sincerely,

Medlock & Associates Engineering, P.A., Cert. #C3133:



07-26-2023

Dennis Ponder,
Project Manager



Edward K. Medlock, PE
Senior Engineer, President

07-26-23