C. Christian Berg, PE
Structural Engineer
2535 Collection Ct, New Hill, NC 27562
919-623-7300

March 3, 2026

Mr. John Goodman
71002 Everard Drive
Chapel Hill, NC

Re: Structural Review
71002 Everard Drive, Chapel Hill, NC

Dear Mr. Goodman:

At your request, I visited the above noted home with you on 3/2/26 to review past structural work which you had completed at this home. I also reviewed documents related to this work. We reviewed an area in the right rear corner of the home, which has had shoring installed in the crawlspace and push piles installed under the crawlspace wall, and an area in left rear corner of the home, where helical piers were recently installed under the exterior foundation wall of the sunroom.

Additionally, we reviewed the following documents:

- Proposal /Repair scope from Regional Foundation Repair dated 12/1/22 (for work in the right rear crawlspace)
- Proposal / Repair scope from Tarheel Basement Systems dated 11/5/25 (for work on left rear foundation wall and crawlspace enclosure
- Structural Engineering Report from Stonewall Structural Engineering dated 10/13/25.

Based on my review of the documents, as well as our discussion, I understand the following:

Cracking had been noted in the right rear corner of the foundation, along with movement of the floor, some interior drywall cracking, and sticking doors and windows. In 2022, the underpinning and shoring work was completed in the right rear corner (under the primary bedroom) by Regional Foundation Repair. It appears that they installed 9 push piles under the foundation wall on the right rear corner, as well as a shoring beam and piers midspan of the rear-most joists under this room. I understand that this corner of the home was jacked up to alleviate the noted cracking.

The home was inspected by Stonewall Structural Engineering in 10/25 after additional movement was noted around the left rear sunroom. This inspection noted additional movement which had occurred in the primary bedroom as well. The engineer recommended

that the previously installed shoring be adjusted, and that additional shoring be installed under the sunroom wall. This work was completed by Tarheel Basement Systems in 11/25.

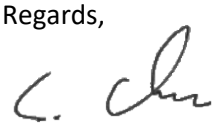
The type of cracking noted in this home is typically caused by foundation settlement, which occurs when the soil particles consolidate under the weight of a building. In most cases it occurs early in the life of the house, and once the soil particles are fully consolidated, most settlement stops. In the area around Chapel Hill, the soils are known to have expansive properties, which means that they can "swell" back after consolidating. This means that the type of movement seen in the home is fairly common in the Orange County area. Underpinning, such the push piles and helical piers installed at the corners of this home, can carry the weight of a home down to deeper soil levels where they are less susceptible to surface level soil movement.

Based on my observations, I agree with the conclusions in the three documents above which recommended the work previously installed. My visual review indicates that the work was well completed and appears to be working successfully. There is no sign of additional movement in the rear of the house, and no movement was noted elsewhere on the home.

It is my professional opinion that the underpinning installed at this home will greatly minimize the chance of additional movement in the future. Additionally, the work appears to corrected for previous movement. It is my opinion that the home is structurally sound and the foundation will continue to support all loads required by the North Carolina Residential Code.

Please let me know if you have any questions or require additional information.

Regards,



Chris Berg, PE