Engineering of Brevard, PLLC
PO Box 202 - Brevard, NC - 28712

(828) 553-8979
latells@hotmail.com

Attn: Mr. Jordan Clark

19-Sept-2025

RE: 632 Dvdisdi Court

Mr. Clark,

On Tuesday, September 16th we visited the home for sale at 632 Dvdisdi Ct, to address some concerns that were brought up during the home inspection. According to county records, the home was built in 1990.

1.5.8 – Deck Structural

The inspector noted the posts and footings of the deck at the back of the home showed evidence of movement. The deck footings were also adjacent to a 4x6 wood retaining wall that spanned almost the full length of the rear deck. The retaining wall was ~7'-0" at its deepest point and ~1'-0" at its lowest.

We probed the earth in the area around the deck piers. We were able to identify footers under several of the piers at a depth that would place them on original soils behind the wall. Some of the pier footers were too deep to reach with the probe.

The concrete piers are connected to deck posts by a threaded rod embedded in the concrete. This keeps the post from moving laterally and sliding off the foundation.

We inspected the deck and found little evidence of settling. But several of the piers had moved laterally (horizontally) which has put the deck posts out of plumb.

It appears that these foundations were placed on solid soils, the wall was built and backfilled. But the fill material was not compacted and likely settled. In addition, it appears that stormwater from a nearby downspout saturated the area and created some erosion at the bottom of the wall (see picture at the right). This created a horizontal force that pushed the top of the piers laterally.

The downspout is now connected to 4" drainpipe discharging to an area below the wall.

We believe the majority of settling and soil movement likely occurred in the first 5-10 years after construction as the soils compacted into place. Any additional movement at this point would be minor and unnoticeable. Although out of plumb, the deck posts are functioning, and the deck is safe at the time of this inspeciton.

It appears that the wall, the deck piers, and some of the deck structure is original construction of the house. This places their age at ~35 years. Typical landscape timber walls last 30-40 years. The wall shows areas with an outward lean or batter. This is an early sign that the wall will need to be replaced. We would recommend replacement in the next 5+ years at a cost of $20,000.

1.5.10 – Compromised Wood Deck Members

The inspector noted a few wood deck members that were showing signs of being compromised due to age and rot. We recommend that any compromised wood members be replaced with equally sized members. This can be done on an as needed basis.

1.5.13 – Deck Ledger at Chimney

The deck ledger attached to the chimney at the rear of the home did not appear to be properly fastened into the masonry fireplace. We recommend that the ledger board be properly fastened in this area with Ledger-Loks or masonry fasteners per App 'M' of the NC Residential Code.

1.5.14 – Deck Cantilever

The inspector noted concern with section of the deck that was cantilevered. The deck was cantilevered ~2'-6" over the main girder. We checked the joists for strength in moment and the connection at the ledger (joist hangers). These members are sized correctly to support the cantilevered area of deck. No changes are required.

Please call me if there are any questions related to this report.

Regards,

NORTH CAROLINA PROFESSIONAL SEAL 043931 ENGINEER SCOTT LATELL

19 SEPT 2025

Emma Joyner
(717)798-0710

Scott Latell, PE #043931
(828) 553-8979

Engineering of Brevard, PLLC – PO Box 202 – Brevard, NC 28712