



Via Email:

May 12, 2026

RE:

At your request, a visit was made to the referenced address on May 12, 2026, to evaluate the unevenness of the rear addition, particularly in the area of the primary bathroom extension. Public property records indicate the original house was built in 1940. *All directions are in reference to a person facing the front of the house from the street.*

You indicated that the addition to the rear of the house was constructed a couple of years ago. Since that time, you have noticed a slope in the floor leading from the rear of the primary bedroom into the primary bathroom. Measurements obtained using a self-leveling laser indicated that the floor drops approximately 3/4 inch at the transition between the original house foundation and the rear addition. This drop occurs almost immediately upon entering the bathroom and then remains at a relatively consistent elevation to the rear wall of the bathroom. See the photo below.



Slope starts here at transition

No evidence of distress was observed that would typically be associated with active foundation settlement. Specifically, there were no significant cracks in the foundation walls, interior finishes, or other building components. It was also noted that this unevenness is isolated to the right rear corner of the house between the primary bedroom and bathroom. Similar conditions

were not observed at the left rear corner of the house or in the laundry room addition located at the rear of the kitchen.

Based on measurements taken in the crawlspace and throughout the addition using a self-leveling laser, it appears that the floor unevenness is primarily the result of a construction misalignment between the original foundation and the newer addition rather than post-construction settlement. The foundation supporting the rear addition appears to have been constructed level. It aligns well with the original foundation at the left rear corner of the house. However, as the addition extends to the right rear corner, there is an approximate 3/4-inch elevation difference between the original structure and the new level addition. That is to say, the original foundation was uneven by about $\frac{3}{4}$ ", whereas the addition was built level.

It is evident that the contractor incorporated adjustments in the framing and finish carpentry to compensate for this discrepancy. For example, the floor-to-ceiling height in the primary bathroom is approximately one inch greater than the floor-to-ceiling height in the adjacent primary bedroom, while the ceilings themselves are nearly level. This indicates that the variation in floor elevation was present during construction and was intentionally accommodated. If settlement had occurred after construction, the floor-to-ceiling heights would be expected to be similar, with the floor itself having moved downward relative to the ceiling.

Any minor movement that may have occurred since construction appears to be limited to normal wood shrinkage of the girder supporting the bathroom floor joists adjacent to the original foundation. This shrinkage may account for a very small amount of separation observed between the bathroom cabinet and the adjacent wall. A slight looseness was also noted at the contact point between the girder and the left pier, likely due to this shrinkage. This pier can be shimmed to ensure firm bearing against the girder it is intended to support.



Based on these observations, there is no indication of active foundation settlement affecting the rear addition. The observed floor slope appears to be attributable to construction tolerances and alignment differences between the original structure and the newer addition. No foundation stabilization repairs are considered necessary at this time.

The inspection covers only those systems and components expressly and specifically identified in this report. Any area of view concealed or inaccessible is excluded from this inspection. The inspection does not include any destructive testing or dismantling. It is agreed that the Inspection Report does not constitute a guarantee or warranty of adequacy, performance or condition of any structure, item, or system. The inspection and the Inspection Report are prepared for the sole, confidential and exclusive use of the Client. Should you have any questions regarding this report, please feel free to call.

Sincerely,



Michael P. Gervais, P.E.
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