

To: Craig See

From: Jim Golden, P.E.  
WV P.E. License 15,477  
WV C.O.A. C03303

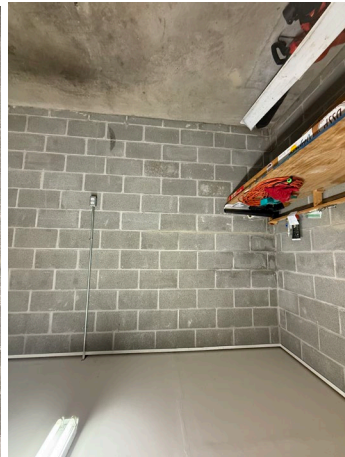
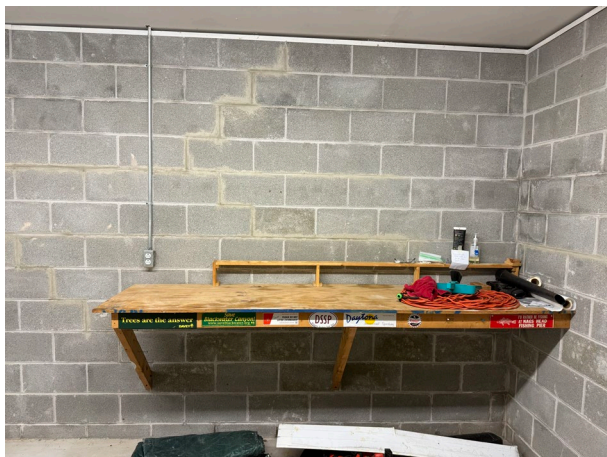
Date: July 14, 2025

Subject: Evaluation of Repairs of Property Located at  
348 Ashland Drive,  
Ridgely, WV 26753

Dear Craig,

On Monday, July 14, 2025, I visited the above-mentioned property a second time to look at the repairs that were made based on my earlier report.

I started in the garage. Before, there were both hydraulic fracture cracks and differential settlement cracks. I'd recommended having a mason come in and chisel out the cracked mortar and repoint it.



As can be seen in the pictures above, the mason did a really nice job of repointing all the cracks. He fixed both the stair step cracks and the large horizontal crack. Everything looks great here.

I went into the basement of the main house next.



As with the garage, the mason did a really good job of repointing the cracked mortar joints in this area.

The only issue I saw is that he missed the long horizontal crack in this room. He fixed that same crack on the other side, and he fixed all of the other stair step cracks in this room, but he did miss the long horizontal crack here. It'd probably take him two hours to fix this crack. I'd recommend he come back and fix that one remaining crack and everything will look like new then.

The efflorescence on the blocks can't really be removed. It doesn't hurt anything, and as long as the walls are dry going forward, it's fine as-is.



Moving to the outside of the house, I looked at the grading of the back yard.



The grading looks very good. They did a very good job on it. It is Acceptable now.



As well, they've disconnected the downspouts from the underground thing and they now discharge to the surface. I didn't see splash blocks under them, but they could have been hidden under the straw. If there are none, then I recommend going to Lowe's or similar and getting some plastic splash blocks and putting under the down spout outlets.

Overall, the repairs and the grading look very good. The only things I recommend are to repoint that one horizontal crack that was missed, and add splash blocks if they aren't already there. These are both extremely minor things that should not hold up the sale of the house. He could fix the crack in a couple hours at the most, and the splash blocks are about \$15 each at Lowe's and you just set them under the downspout outlet.

The house is now Acceptable.

Please feel free to contact me with any questions or concerns.

Sincerely,

Jim Golden, P.E.

304-261-4931

jimgoldenpe@hotmail.com 7/14/2025



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