

STRUCTURAL DESIGN SOLUTIONS, P.C.

CONSULTING ENGINEERS

HOMEOWNER'S GUIDE TO

STRUCTURAL MAINTENANCE

*Protecting Homes Through
Engineering Insight*



FOUNDATION
EVALUATIONS



CRAWLSPACE
ASSESSMENTS



DRAINAGE &
WATER MANAGEMENT



STRUCTURAL
INSPECTIONS

ENGINEERING SOLUTIONS
FOR HOMEOWNERS ACROSS
NORTH CAROLINA
AND SOUTH CAROLINA



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INTEGRITY • EXPERIENCE • SOLUTIONS • PEACE OF MIND



WELCOME HOME

Congratulations on Your Home Purchase

A home is often the largest investment most families will make. Proper maintenance and early identification of potential structural concerns can help preserve property value, reduce repair costs, and extend the service life of the home.

This guide was prepared by Structural Design Solutions, P.C. to help homeowners better understand how residential structures perform, what conditions should be monitored, and when professional evaluation may be beneficial.

While many homes experience minor cosmetic imperfections over time, understanding the difference between normal aging and conditions that may require further review can help homeowners make informed decisions.

WHY STRUCTURAL MAINTENANCE MATTERS



PROTECT YOUR
INVESTMENT



REDUCE FUTURE
REPAIR COSTS



IDENTIFY
PROBLEMS EARLY



IMPROVE LONG-TERM
PERFORMANCE



MAINTAIN
PROPERTY VALUE



ENGINEERING INSIGHT

Most significant structural repairs begin as relatively minor conditions that go unnoticed. Routine monitoring and maintenance can often prevent larger problems from developing.

THE 5 STRUCTURAL SYSTEMS EVERY HOMEOWNER SHOULD UNDERSTAND

Your home functions as a complete structural system. Understanding these components can help identify concerns before they become costly repairs.



1. FOUNDATION SYSTEM

Supports and transfers the weight of the structure into the supporting soils.

MONITOR FOR:

- Cracks
- Settlement
- Moisture intrusion



2. FLOOR FRAMING SYSTEM

Supports occupants, furnishings, and finishes.

MONITOR FOR:

- Sagging floors
- Excessive bounce
- Unusual movement



3. WALL SYSTEMS

Support roof and floor loads while resisting wind forces.

MONITOR FOR:

- Cracks
- Leaning walls
- Separation at finishes



4. ROOF FRAMING SYSTEM

Protects the structure and transfers loads safely to supporting walls.

MONITOR FOR:

- Roof leaks
- Sagging framing
- Water staining



5. DRAINAGE & MOISTURE CONTROL

One of the most important systems affecting long-term structural performance.

MONITOR FOR:

- Standing water
- Poor grading
- Crawlspace moisture



HOMEOWNER TIP

Water management is one of the most important factors affecting the long-term performance of residential foundations and framing systems.



UNDERSTANDING YOUR FOUNDATION

WHY FOUNDATIONS MATTER

The foundation is responsible for transferring the weight of the structure safely into the supporting soils. When foundations perform properly, the remainder of the structure typically performs as intended.

Soil conditions, moisture, and time can all affect how a foundation performs. Understanding the type of foundation your home has and how it functions is the first step in protecting your investment.

COMMON FOUNDATION TYPES

CRAWLSPACE FOUNDATIONS

Most common in North Carolina.



BENEFITS

- ✓ Accessible utilities
- ✓ Easier repairs
- ✓ Improved drainage flexibility

SLAB FOUNDATIONS



BENEFITS

- ✓ Lower maintenance
- ✓ No crawlspace moisture concerns
- ✓ Cost-effective construction

BASEMENT FOUNDATIONS



BENEFITS

- ✓ Additional living/storage space
- ✓ Strong structural system when properly maintained



ENGINEERING INSIGHT

Not all foundation cracks indicate structural problems. Understanding crack patterns and monitoring changes over time is often more important than the presence of a crack itself.

FOUNDATION WARNING SIGNS



GREEN – TYPICALLY NORMAL

- ✓ Hairline shrinkage cracks
- ✓ Minor settlement from aging
- ✓ Small drywall cracks
- ✓ Minor floor unevenness in older homes



Hairline shrinkage crack



Minor drywall crack



YELLOW – MONITOR

- ⚠ Hairline brick cracks
- ⚠ Reoccurring drywall cracking
- ⚠ Doors becoming difficult to operate
- ⚠ Slight floor slope changes



Hairline brick crack



Door sticking



RED – PROFESSIONAL EVALUATION RECOMMENDED

- ⚠ Large stair-step brick cracking
- ⚠ Foundation wall movement
- ⚠ Significant settlement
- ⚠ Large crack displacement
- ⚠ Rapid crack growth



Large stair-step brick cracking



Significant displacement



HOMEOWNER TIP

Photograph foundation cracks annually from the same location. Monitoring changes over time often provides valuable information regarding structural performance.



QUESTIONS ABOUT CRACKS OR SETTLEMENT?

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FOUNDATION CRACK IDENTIFICATION GUIDE



Not All Cracks Are Structural

Many cracks occur as a result of normal concrete shrinkage, material expansion and contraction, or minor settlement over time.

The key factors are:



LOCATION



WIDTH



DIRECTION



DISPLACEMENT



IS IT CHANGING?



HAIRLINE SHRINKAGE CRACKS

COMMON CAUSE

Concrete shrinkage during curing.

TYPICAL CONCERN LEVEL

✓ LOW

MONITOR FOR

- Significant widening
- Water intrusion
- Displacement



VERTICAL FOUNDATION CRACKS

COMMON CAUSE

Minor settlement or shrinkage.

TYPICAL CONCERN LEVEL

✓ LOW TO MODERATE



ENGINEERING INSIGHT

A crack by itself does not necessarily indicate structural distress. Changes in crack width or displacement are often more significant than the presence of the crack.

CRACKS THAT MAY REQUIRE FURTHER EVALUATION



STAIR-STEP BRICK CRACKS

POSSIBLE CAUSES

- Foundation settlement
- Differential movement
- Moisture-related soil changes

CONCERN LEVEL

! MODERATE



HORIZONTAL BASEMENT CRACKS

POSSIBLE CAUSES

- Lateral soil pressure
- Foundation wall movement
- Hydrostatic pressure

CONCERN LEVEL

! HIGH



DISPLACED CRACKS

POSSIBLE CAUSES

- Significant structural movement
- Ongoing settlement
- Soil instability

CONCERN LEVEL

! HIGH



HOMEOWNER CHECKLIST

If a crack:

- ☐ Is widening
- ☐ Has displacement
- ☐ Allows water intrusion
- ☐ Continues growing
- ☐ Appears suddenly



If you checked any of the boxes above, consider professional evaluation.

MEASURING CRACK WIDTH

Use a crack gauge or ruler to measure the width at the widest point.



< 1/16" Typical Shrinkage

1/16" - 1/8" Monitor

> 1/8" Evaluation Recommended



QUESTIONS ABOUT FOUNDATION CRACKS?

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Protecting Your Home. Preserving Your Investment.

KEEP WATER AWAY FROM YOUR FOUNDATION

Water is the #1 contributor to many foundation, crawlspace, and moisture-related structural concerns.



Good drainage protects your home and your investment.

WHY WATER MATTERS

Most residential structural concerns are not caused by the structure itself—they are often related to how water interacts with the soils surrounding the home.

Excessive moisture can contribute to:

- ✓ Foundation movement
- ✓ Soil erosion
- ✓ Crawlspace moisture
- ✓ Wood deterioration
- ✓ Brick cracking
- ✓ Mold and fungal growth

POSITIVE vs. NEGATIVE GRADING

POSITIVE (CORRECT)

Soil slopes away from foundation.



NEGATIVE (INCORRECT)

Soil slopes toward foundation.



FOUR CRITICAL WATER MANAGEMENT SYSTEMS

1 GUTTERS

Direct roof runoff away from the home.



2 DOWNSPOUTS

Carry water away from foundations.



3 POSITIVE GRADING

Ground should slope away from the house.



4 DRAINAGE SYSTEMS

Swales, drains, and drainage paths should remain unobstructed.



ENGINEERING INSIGHT

Water management is one of the most effective ways homeowners can help reduce the potential for future foundation movement.

Most foundation issues develop over time. Proper water management is the best way to protect your home.

DRAINAGE WARNING SIGNS



GREEN – GOOD CONDITIONS

- ✓ Water flows away from home
- ✓ No standing water
- ✓ Clean gutters
- ✓ Functional downspouts
- ✓ Dry crawlspace



Water flows away from foundation



Clean gutters



Downspouts discharge away from home



Dry, well-ventilated crawlspace



YELLOW – CORRECT

- ! Minor ponding after rain
- ! Damp crawlspace conditions
- ! Soil erosion beginning
- ! Overflowing gutters during storms



Ponding in yard after rain



Damp or musty crawlspace



Erosion starting near foundation



Gutters overflowing during storms



RED – CORRECT PROMPTLY

- ! Standing water near foundation
- ! Significant erosion
- ! Water entering crawlspace
- ! Foundation washout
- ! Chronic moisture issues



Standing water near foundation



Severe erosion or washout



Water entering crawlspace



Chronic moisture and mold

HOMEOWNER MAINTENANCE CHECKLIST



- | | |
|---|--|
| ☐ Clean gutters twice annually | ☐ Check crawlspace annually |
| ☐ Inspect downspout extensions | ☐ Remove debris from drainage paths |
| ☐ Verify positive grading | ☐ Monitor erosion after storms |



SEASONAL TIP

After heavy rainfall, walk around your property and observe where water collects. Areas of standing water often reveal drainage problems before structural damage occurs.



QUESTIONS ABOUT MOISTURE, DRAINAGE, OR FOUNDATION MOVEMENT?

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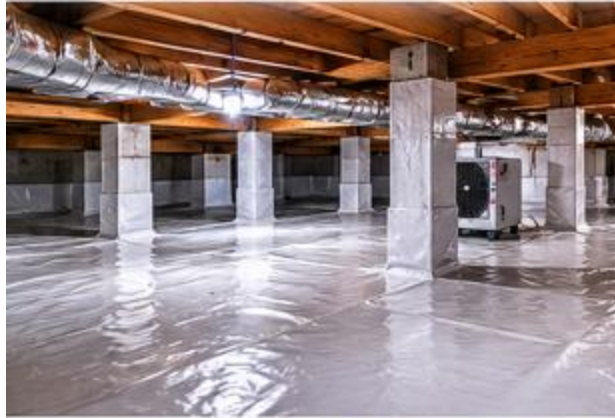
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Photos shown are representative examples. Actual conditions may vary.

CRAWLSPACE HEALTH

The Hidden Structural System Beneath Your Home



WHY CRAWLSPACES MATTER

The crawlspace contains many of the structural components that support your home.

Proper moisture management can help protect:

-  Floor framing
-  Beams and girders
-  Foundation walls
-  Insulation
-  Indoor air quality

WHAT TO INSPECT ANNUALLY



VAPOR BARRIER

Should cover exposed soil and remain in good condition.



WOOD FRAMING

Monitor for deterioration, excessive moisture, and damage.



MOISTURE CONDITIONS

No standing water should be present.



VENTILATION

Ventilation systems should remain unobstructed.



ENGINEERING INSIGHT

Many crawlspace-related structural concerns begin as moisture problems long before structural damage becomes visible.



Keep water out. Moisture is the primary enemy.



Protect the structure. Wood stays strong when it stays dry.



Maintain ventilation. Good airflow helps control humidity.



Inspect regularly. Small issues are easier (and less costly) to fix.

CRAWLSPACE WARNING SIGNS

GREEN – GOOD CONDITIONS

- ✓ Dry crawlspace
- ✓ Intact vapor barrier
- ✓ No wood deterioration
- ✓ No standing water
- ✓ Proper ventilation



YELLOW – CORRECT

- ⚠ Damaged vapor barrier
- ⚠ Damp soil
- ⚠ Minor condensation
- ⚠ Localized moisture concerns
- ⚠ Insulation falling down



RED – CORRECT PROMPTLY

- ⚠ Standing water
- ⚠ Fungal growth
- ⚠ Wood rot
- ⚠ Sagging framing
- ⚠ Excessive moisture
- ⚠ Active leaks



COMMON CRAWLSPACE PROBLEMS

1 STANDING WATER



2 WOOD ROT



3 DAMAGED VAPOR BARRIER



4 FUNGAL GROWTH



HOMEOWNER MAINTENANCE CHECKLIST

- ☐ Inspect crawlspace annually
- ☐ Maintain vapor barrier
- ☐ Repair plumbing leaks promptly
- ☐ Keep gutters functioning
- ☐ Monitor drainage around home
- ☐ Contact professionals when significant moisture develops



SEASONAL TIP

Crawlspaces should be inspected after prolonged rainfall and during seasonal humidity changes.



**QUESTIONS ABOUT CRAWLSPACE MOISTURE,
FLOOR SAGGING, OR STRUCTURAL CONCERNS?**
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ROOF STRUCTURE & ATTIC MAINTENANCE

The Top Protection for Your Home

The roof and attic system play a critical role in protecting your home from the elements and maintaining the structural integrity of the building.



ROOF STRUCTURAL SYSTEMS

Homes use different roof framing systems depending on design, span, and load requirements.

ROOF TRUSSES

Engineered systems designed to efficiently span long distances. Common in modern homes.



RAFTERS

Site-built systems using individual rafters and ceiling joists. Common in older or custom homes.



WHY ATTIC HEALTH MATTERS

- ✓ Protects structural framing
- ✓ Helps prevent roof leaks and water damage
- ✓ Supports energy efficiency
- ✓ Reduces risk of mold and decay
- ✓ Extends the life of roofing materials



WHAT TO INSPECT ANNUALLY

1 ROOF SHEATHING & FRAMING



Check for water stains, sagging, or damaged sheathing.

2 INSULATION



Ensure insulation is in place and not compressed or wet.

3 VENTILATION



Verify intake and exhaust vents are clear and functioning.

4 MOISTURE SIGNS



Look for staining, condensation, or discoloration.

5 ROOF PENETRATIONS



Check around plumbing vents, chimneys, and skylights.



ENGINEERING INSIGHT

Roof leaks and moisture intrusion are among the leading causes of structural damage to framing systems. Early detection is key.

Excessive moisture can contribute to wood deterioration, fungal growth, and reduced structural performance over time.

TIP:

Look in the attic after heavy rain or snowmelt for signs of water intrusion.

ATTIC WARNING SIGNS

GREEN – GOOD CONDITIONS



- ✓ Dry attic with no water stains
- ✓ Clean, intact roof sheathing
- ✓ No signs of wood damage
- ✓ Proper ventilation
- ✓ Insulation in good condition



YELLOW – CORRECT



- Minor water staining
- Insulation displaced or thin
- Limited ventilation
- Small amounts of mold or mildew
- Improper modifications (e.g., cut framing members)



RED – CORRECT PROMPTLY

- ! Active roof leaks
- ! Extensive water staining
- ! Mold or fungal growth
- ! Sagging roof deck or framing
- ! Damaged or cut structural members
- ! Excessive moisture



COMMON ATTIC PROBLEMS

1 ROOF LEAKS



Water intrusion can damage framing, insulation, and interior finishes.

2 IMPROPER MODIFICATIONS



Cut or notched members can reduce structural capacity and safety.

3 INADEQUATE VENTILATION



Poor ventilation increases heat and moisture, leading to damage and higher energy costs.

4 MOISTURE & CONDENSATION



Condensation can cause mold, wood decay, and poor indoor air quality.

HOMEOWNER MAINTENANCE CHECKLIST



- | | |
|---|--|
| ☐ Inspect attic at least once per year | ☐ Verify roof penetrations are sealed |
| ☐ Look for signs of water intrusion | ☐ Do not cut or alter structural members |
| ☐ Ensure ventilation is clear and balanced | ☐ Contact a professional for significant concerns |
| ☐ Check insulation condition and depth | |



SEASONAL TIP

Inspect your attic after heavy rain, snowmelt, or major storms. Early detection can prevent costly repairs.

Note: Moisture-related conditions are often easier and less expensive to address when identified early.



QUESTIONS ABOUT YOUR ROOF STRUCTURE OR ATTIC CONCERNS?
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Photos shown are representative examples. Actual conditions may vary.

DECKS, PORCHES & ADDITIONS

Extending the Life of Exterior Structures



WHY EXTERIOR STRUCTURES MATTER

Decks, porches, sunrooms, and additions are exposed to weather year-round and often experience deterioration faster than interior portions of the home.

Proper maintenance can help reduce the potential for structural problems and improve safety.

COMMON EXTERIOR STRUCTURES



DECKS

Provide outdoor living space and are commonly supported by wood framing systems.



COVERED PORCHES

Protect entrances and improve curb appeal.



ADDITIONS

Must have adequate support systems and proper load paths.



WHAT TO INSPECT ANNUALLY

1 STRUCTURAL POSTS



Check for rot, damage, or insect activity at posts and beams.

2 DECK FRAMING



Inspect joists and beams for rot, sagging, or excessive notching.

3 LEDGER CONNECTIONS



Ensure ledger is properly attached and flashed to prevent water intrusion.

4 RAILINGS



Verify railings are secure, stable, and meet safety standards.

5 FOOTINGS



Check for settlement, movement, or deterioration at footings.

6 MOISTURE DAMAGE



Look for rot, soft wood, staining, or signs of prolonged moisture exposure.



ENGINEERING INSIGHT

Water intrusion and wood deterioration are among the most common causes of deck and porch failures.



Routine inspections and timely maintenance can significantly extend the life of your exterior structures and help prevent unsafe conditions.

— EXTERIOR STRUCTURE WARNING SIGNS —

GREEN – GOOD CONDITIONS



- ✓ Solid framing
- ✓ Secure railings
- ✓ No visible deterioration
- ✓ Stable support posts
- ✓ Proper drainage



YELLOW – CORRECT



- Surface wood deterioration
- Minor settlement
- Loose railings
- Weathered finishes
- Isolated moisture damage



RED – CORRECT PROMPTLY

- ! Significant wood rot
- ! Sagging framing
- ! Loose ledger connection
- ! Settlement at support posts
- ! Structural movement
- ! Unsafe railings



COMMON DECK & PORCH PROBLEMS

1 WOOD ROT



Moisture leads to rot, reducing the strength and safety of the structure.

2 CORRODED CONNECTORS



Corrosion weakens connections and can lead to structural failure.

3 SETTLEMENT



Movement or settlement can cause slopes, sagging, and cracks.

4 IMPROPER ADDITIONS



Unsupported or improperly attached additions can create serious risks.



HOMEOWNER MAINTENANCE CHECKLIST

- | | |
|---|--|
| ☐ Inspect deck annually | ☐ Check railings and stairs |
| ☐ Seal exposed wood surfaces | ☐ Verify drainage around footings |
| ☐ Monitor support posts | ☐ Correct deterioration promptly |



SEASONAL TIP

Inspect decks and porches each spring before heavy seasonal use.



QUESTIONS ABOUT DECKS, PORCHES, ADDITIONS, OR STRUCTURAL CONCERNS?

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Photos shown are representative examples. Actual conditions may vary.

SHOULD I BE CONCERNED?

Understanding Common Conditions



Not Every Condition Indicates a Structural Problem

Many homes experience cosmetic imperfections, minor settlement, and normal aging. The key is recognizing when conditions warrant additional attention.

CRACKS

1. HAIRLINE DRYWALL CRACK



LOW CONCERN

Typically cosmetic.

2. MINOR CORNER CRACK



LOW CONCERN

Often related to normal movement.

3. STAIR-STEP BRICK CRACK



CORRECT / MONITOR

Monitor for changes.

4. LARGE DISPLACED CRACK



PROFESSIONAL EVALUATION RECOMMENDED

May indicate significant movement.

FLOORS

1. MINOR FLOOR UNEVENNESS



LOW CONCERN

Common in older homes. Normal settling over time.

2. INCREASING FLOOR SLOPE



CORRECT / MONITOR

Monitor for changes. Identify any progression.

3. SIGNIFICANT SAGGING



PROFESSIONAL EVALUATION RECOMMENDED

May indicate structural support issues.



HOMEOWNER TIP

When in doubt, document the condition with photographs and monitor for changes over time. Conditions that are actively changing typically warrant additional attention.





MOISTURE CONDITIONS

1. SLIGHT CRAWLSPACE HUMIDITY



CORRECT

Improve ventilation and monitor moisture levels.

2. STANDING WATER



CORRECT PROMPTLY

Water intrusion can lead to structural damage and mold growth.

3. FUNGAL GROWTH



CORRECT PROMPTLY

Fungal growth indicates excess moisture that should be addressed.



ROOF CONDITIONS

1. MINOR WATER STAINING



CORRECT

Identify source and monitor for changes.

2. ACTIVE LEAK



CORRECT PROMPTLY

Active leaks can damage structural components and insulation.



EXTERIOR STRUCTURES

1. WEATHERED DECK SURFACE



CORRECT

Clean and seal to protect wood from moisture.

2. SIGNIFICANT WOOD ROT



CORRECT PROMPTLY

Wood rot compromises structural integrity and safety.



QUICK REFERENCE GUIDE

CONDITION	CONCERN LEVEL
Hairline drywall crack	✓ Low Concern
Minor floor squeak	✓ Low Concern
Small shrinkage crack	✓ Low Concern
Minor corner crack	✓ Low Concern
Stair-step brick crack	! Correct / Monitor

CONDITION	CONCERN LEVEL
Damp crawlspace (no standing water)	! Correct / Monitor
Water staining in attic	! Correct / Monitor
Weathered deck surface	! Correct / Monitor
Standing water	! Correct Promptly
Foundation wall movement	! Correct Promptly
Significant floor sagging	! Correct Promptly
Structural wood rot	! Correct Promptly



QUESTIONS ABOUT STRUCTURAL CONDITIONS AT YOUR HOME?

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Early evaluation can help prevent minor issues from becoming major problems.

ANNUAL HOME MAINTENANCE CHECKLIST

A Season-by-Season Guide



Routine inspections and maintenance help protect your home and reduce expensive repairs.



SPRING

- ✓ Inspect roof shingles & flashing
- ✓ Clean gutters & downspouts
- ✓ Check grading & drainage
- ✓ Inspect foundation for cracks
- ✓ Check crawlspace for moisture
- ✓ Test exterior faucets & hoses
- ✓ Inspect decks, porches & railings
- ✓ Check windows & door seals



SUMMER

- ✓ Ensure attic ventilation is working
- ✓ Check attic for moisture or leaks
- ✓ Inspect exterior siding & trim
- ✓ Look for water stains inside
- ✓ Confirm A/C condensate drains
- ✓ Check caulking around windows
- ✓ Inspect roof penetrations (vents)
- ✓ Monitor trees near the roof



FALL

- ✓ Clean gutters & downspouts
- ✓ Trim trees away from the home
- ✓ Check roof after leaf drop
- ✓ Inspect chimney & flue (if applicable)
- ✓ Seal cracks in concrete & brick
- ✓ Check weatherstripping on doors
- ✓ Inspect exterior wood for rot
- ✓ Winterize exterior faucets & hoses



WINTER

- ✓ Check for ice dams on roof edges
- ✓ Ensure attic insulation is adequate
- ✓ Monitor interior humidity (30–50%)
- ✓ Check for condensation in windows
- ✓ Inspect heating vents & flues
- ✓ Look for drafts around doors/windows
- ✓ Clear snow away from foundations
- ✓ Check crawlspace vents for blockage



ENGINEERING TIP

Small maintenance tasks completed regularly can prevent bigger problems and keep your home safer and stronger.

Best Practice

- ✓ Inspect at least once each season
- ✓ Address issues early
- ✓ Keep records and photos

Track Inspections, Repairs & Improvements

INSPECTION LOG

CONDITION KEY

	GREEN (Good) No issues – normal conditions
	YELLOW (Correct / Monitor) Minor issues – monitor or correct
	RED (Correct Promptly) Significant issues – address now

PHOTO RECORDS

- ✔ Label with date
- ✔ Note location
- ✔ Monitor changes over time



IMPORTANT CONTACTS

-  General Contractor _____
Phone _____

 Roofing Contractor _____
Phone _____

 Plumbing Contractor _____
Phone _____

 HVAC Contractor _____
Phone _____

 Pest Control _____
Phone _____

 Electrical Contractor _____
Phone _____

 Insurance Agent _____
Phone _____

DOCUMENTS TO KEEP

- ### SIGNS YOU SHOULD SCHEDULE A PROFESSIONAL EVALUATION

- ✓ Cracks are widening
- ✓ Doors or windows stick
- ✓ Floors are sloping or sagging
- ✓ Water intrusion or moisture persists
- ✓ Unusual noises in floors or roof
- ✓ Any condition that is actively changing



Your home is one of your most valuable investments.
Protect it with regular inspections and timely maintenance.

STRUCTURAL DESIGN SOLUTIONS, P.C.

CONSULTING ENGINEERS

Helping Homeowners Protect Their Largest Investment

Structural Design Solutions, P.C. provides residential structural engineering services throughout **North Carolina and South Carolina**. Our goal is to help homeowners understand the structural performance of their homes and provide practical recommendations when concerns arise.

Whether evaluating foundation movement, crawlspace conditions, roof framing, or structural modifications, our engineering reviews are designed to provide clear, objective guidance based on observed conditions.



RESIDENTIAL ENGINEERING SERVICES

- ✓ Foundation Evaluations
- ✓ Structural Inspections
- ✓ Settlement & Crack Assessments
- ✓ Crawlspace Evaluations
- ✓ Moisture-Related Structural Reviews
- ✓ Roof Framing Evaluations
- ✓ Deck & Porch Structural Reviews
- ✓ Manufactured Home Foundation Certifications
- ✓ Engineering Reports for Real Estate Transactions



WHEN SHOULD YOU CONTACT A STRUCTURAL ENGINEER?

- ✓ New or worsening cracks
- ✓ Uneven or sagging floors
- ✓ Foundation settlement concerns
- ✓ Crawlspace moisture issues
- ✓ Roof framing concerns
- ✓ Structural modifications
- ✓ Home purchase or sale evaluations
- ✓ Manufactured home certifications

OUR APPROACH



PRACTICAL

Clear recommendations designed for real-world implementation.



PROFESSIONAL

Engineering evaluations performed with attention to detail and objectivity.



RESPONSIVE

Focused on helping clients understand conditions and available options.

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CONTACT INFORMATION



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A well-maintained home is safer, more durable, and more valuable. Routine inspections, timely maintenance, and professional guidance when needed can help protect your investment for years to come.



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